



## Development Objectives

### Desired Uses:

- Residential apartments (a mix of studio, one-bedroom and two-bedroom units)
- Commercial use
- Parking use

### Structural Height:

65'

### Residential Units:

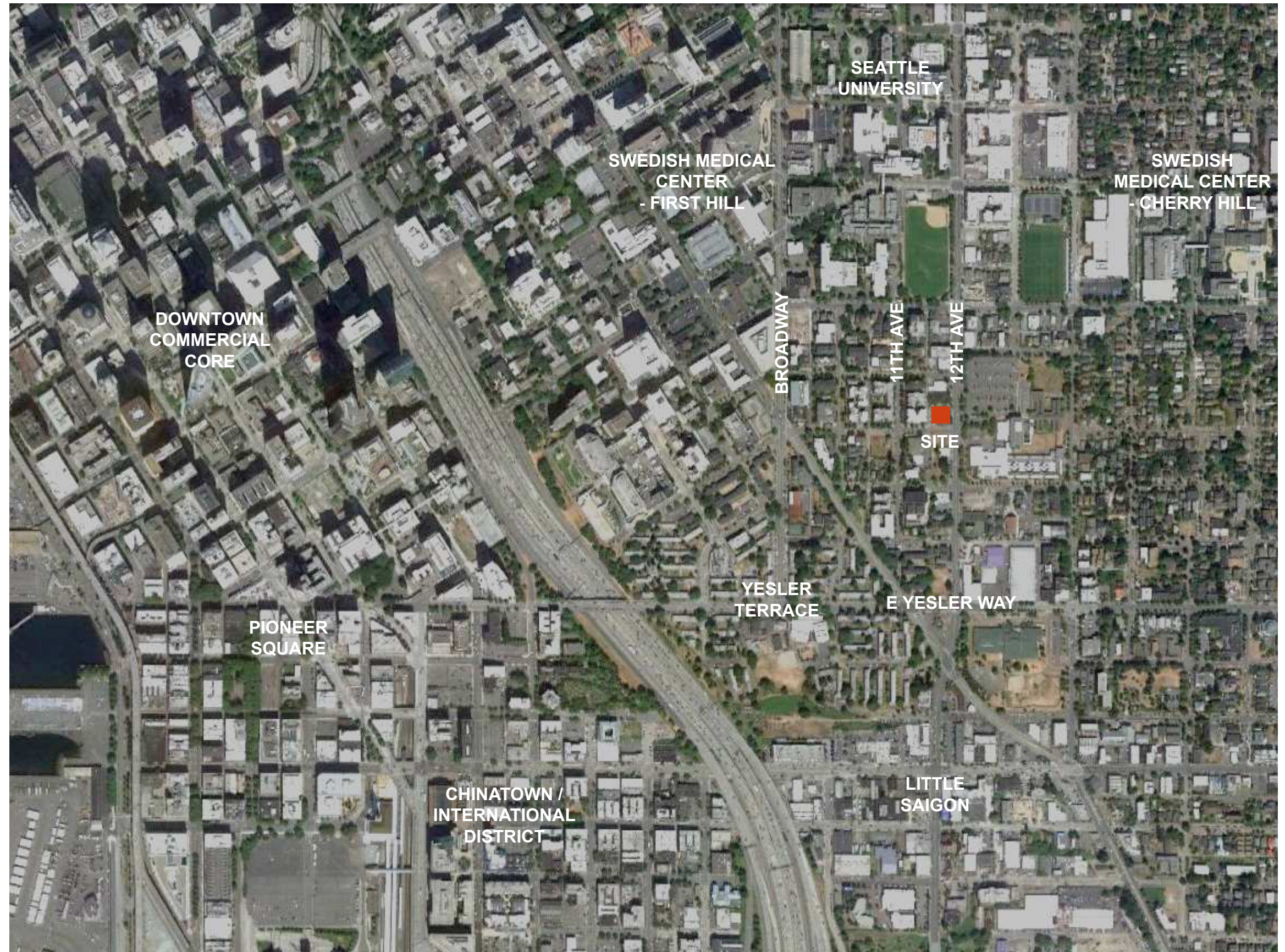
Approximately 75 units

### Commercial Square Footage:

Approximately 2,700 sf

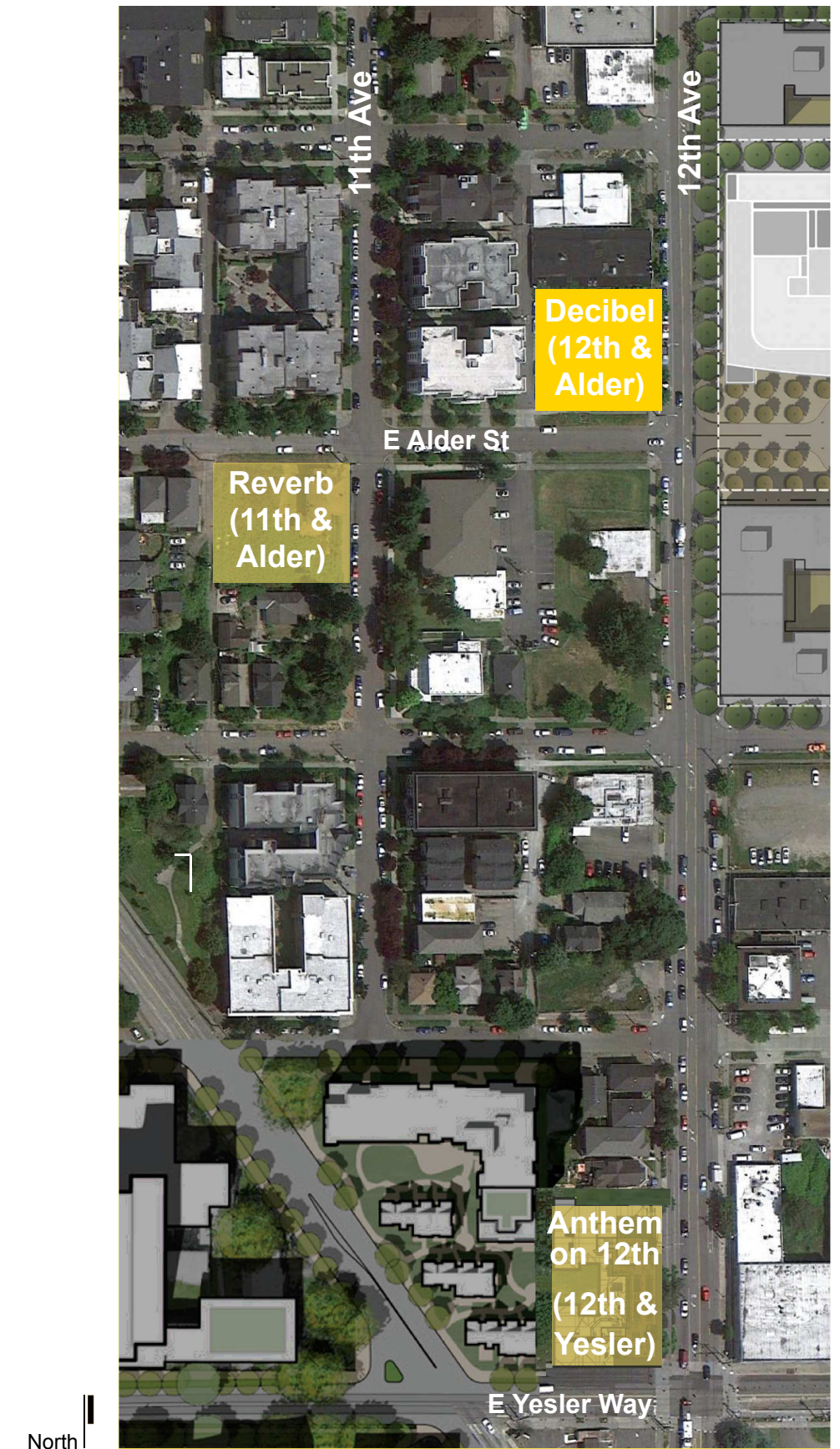
### Parking Stalls:

Approximately 20 stalls at low ratio of 0.27 stalls per unit



The applicant's objective is to provide a walkable transit oriented development for workforce housing containing an effective mix of incomes and uses.

- Create a strong activated urban street experience
- Create synergy with owner's Anthem on 12th (12th & Yesler) and Reverb (11th & Alder) projects
- Add to the commercial activity of 12th Avenue corridor
- Enhance the pedestrian experience along 12th Avenue and E Alder Street
- Maximize amount and quality of workforce housing
- Promote alternate forms of transportation
- Target LEED silver certification



Urban Design Analysis

Legend

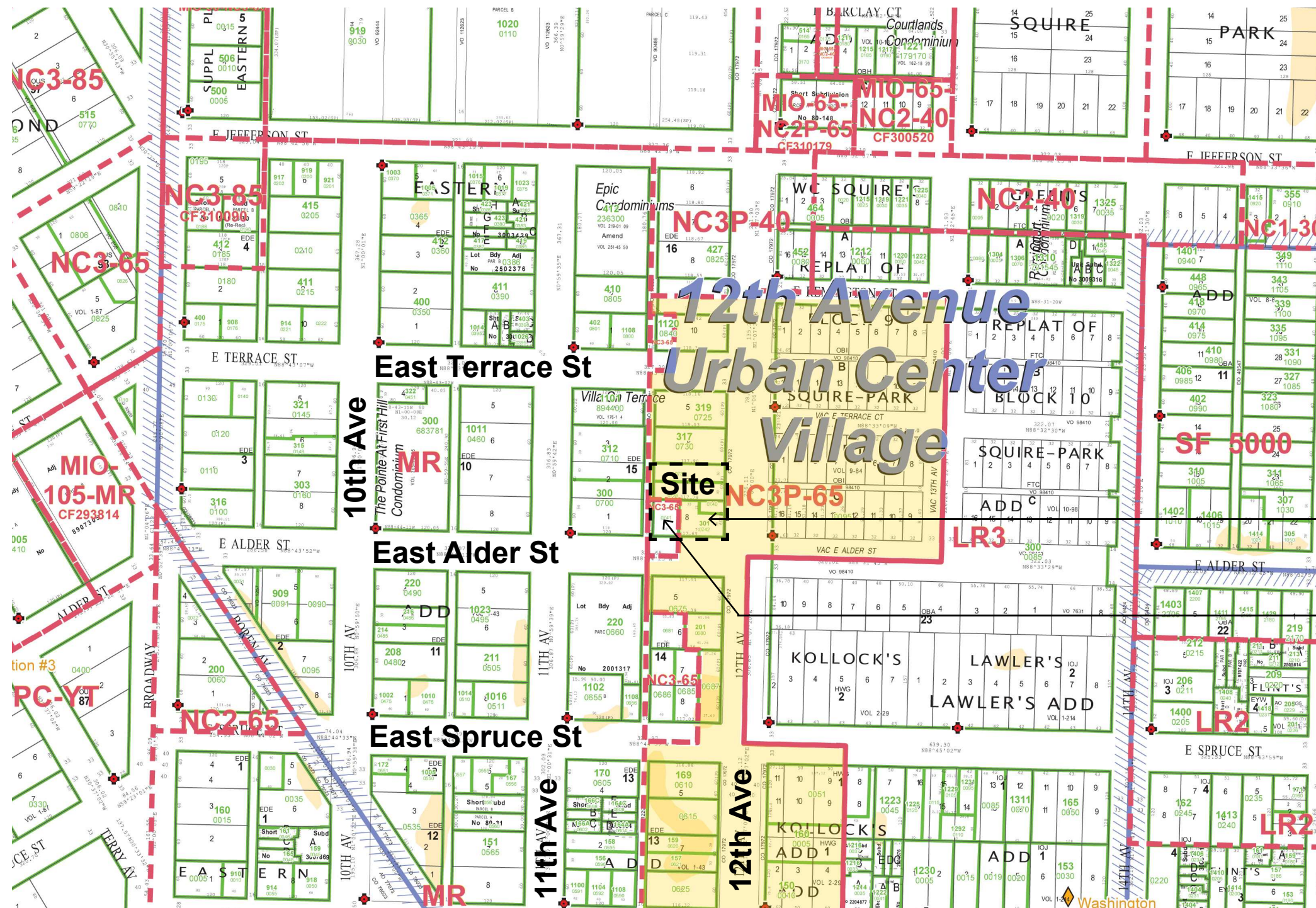
- Project Site
- restaurant
- civic/educational
- grocery/market
- park
- apartments - existing
- bus route
- bike lane
- streetcar
- 10 min walk/ 1/2 mile
- 12th Ave pedestrian zone



North

Zoning Map

Yellow box legend: Pedestrian Areas



NC3P-65 zone

NC3-65 zone

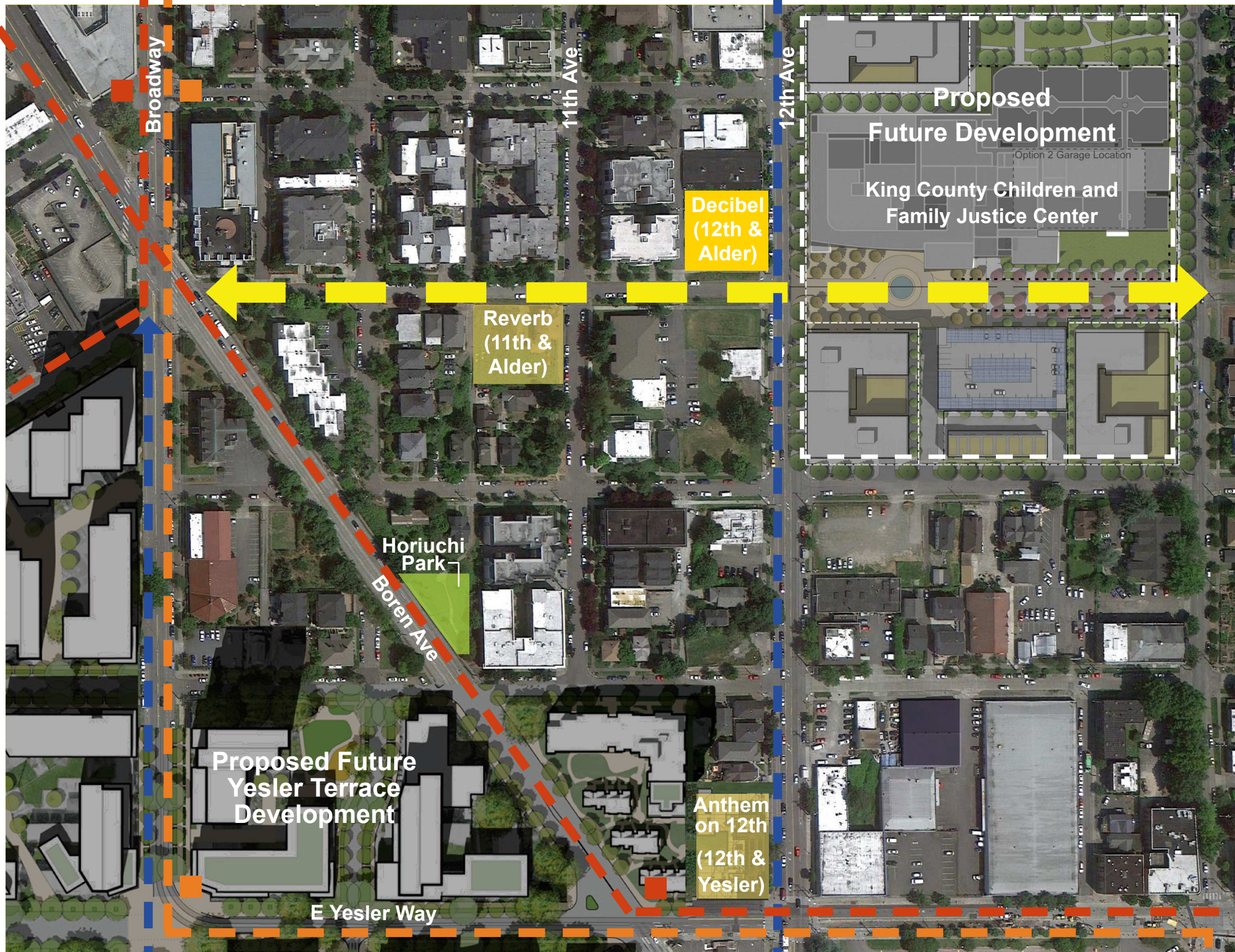


Urban Design Analysis

Surrounding Uses and Structures

- Commercial
- Residential
- Community Facilities





**Anthem on 12th** - A pioneer project as the first private development of Yesler Terrace. Located directly along the First Hill Streetcar line, this project will provide a gateway to Yesler Terrace. Anthem is a true urban mixed-use project incorporating ground-level, neighborhood-scale retail space and amenity space with five floors of 120 apartments above the base, which will also house a two-level parking structure hidden behind the retail structure. The roof provides common amenity space for residents with excellent views, landscaping, seating and space for a variety of activities including gardening and a dog area. Anthem is currently under construction, and is scheduled to be open in the spring of 2015.

**Reverb** - The owner's concurrent project with Decibel. Reverb will provide 84 apartment units to fit into this multifamily residential neighborhood. Three townhouse units will be located at ground level with entries off street to help enhance the pedestrian experience and activate the street.

**Proposed King County Children and Family Justice Center** Redevelopment plans:

- Bring retail to 12th Avenue in a mixed use development
- Enhance open space
- Improve access through and around the campus
- Support additional public transportation options
- Enhance pedestrian mobility across the site and reconnect Squire Park with First Hill
- Create a street life that is diverse and thriving

- Pedestrian Connection
- Bike Path
- Bus Route
- Bus Stop
- Street Car Route
- Street Car Stop



Nearby Reverb Project Site



1 Streetscape Photo Montage of the South Side of East Alder Street between 12th Avenue and 10th Avenue

Proposed Decibel Project Site



2 Streetscape Photo Montage of the North Side of East Alder Street between Alley and 12th Avenue



Key Map North



Proposed Decibel Project Site



3 Streetscape Photo Montage of the West Side of 12th Avenue between East Alder Street and East Terrace Street



4 Streetscape Photo Montage of the East Side of 12th Avenue between East Terrace Street and East Alder Street



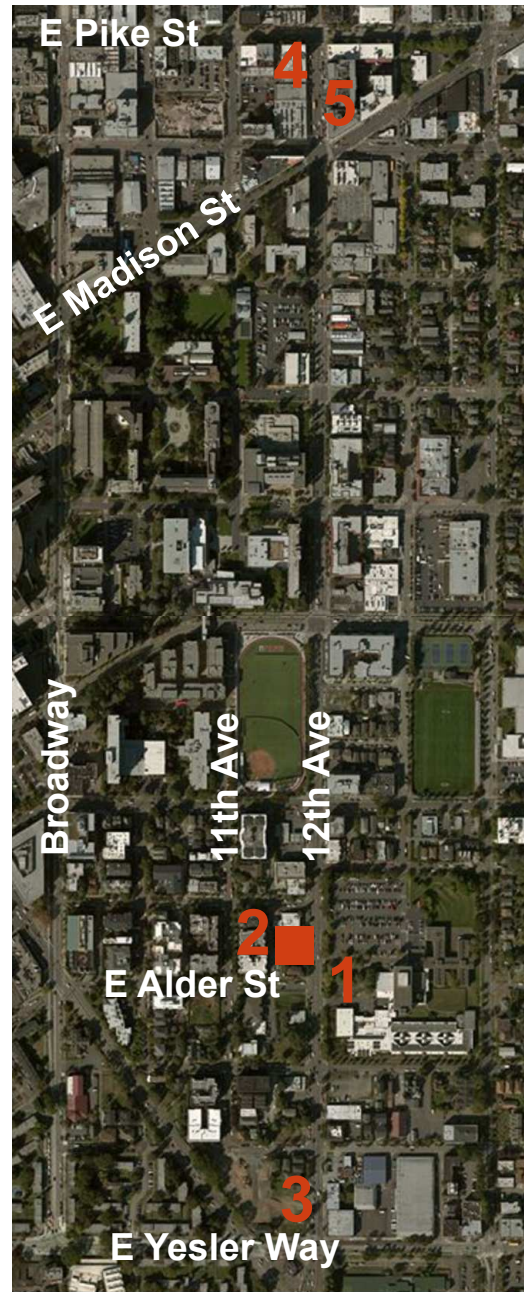
North | Key Map

Urban Design Analysis

Design Cues

The 12th Avenue has been identified as an important pedestrian connection in the neighborhood. Key opportunity for the proposed project is to contribute to the commercial activity and enhance pedestrian experience along 12th Avenue.

There are no prevailing styles or forms of architectural development in this area, but rather an eclectic mix of styles and periods. The transitional aspect of the neighborhood provides opportunity for creating an unique and vibrant mix-used building to add more character to this evolving neighborhood.



Key Map



East Alder Street - Opportunity to enhance the pedestrian connection along East Alder Street between the 12th Avenue corridor and public transportation on Broadway.



Modulation on multifamily residential buildings to the west of the site across the alley.



Anthem on 12th - Simple form. Strong urban edge. Transparency at retail base maximizing visibility into the building interior and making a connection to the street.



Agnes Lofts - Limited number of exterior finish materials. Simple and consistent fenestration.

North

# 12th Avenue Corridor

## Design Cues



5

## Site Analysis

### Location:

The site is located on the corner of 12th Avenue and E Alder Street

**Lot Size:** 14,183 sf

### Existing Uses & Structures:

Single Family Residences

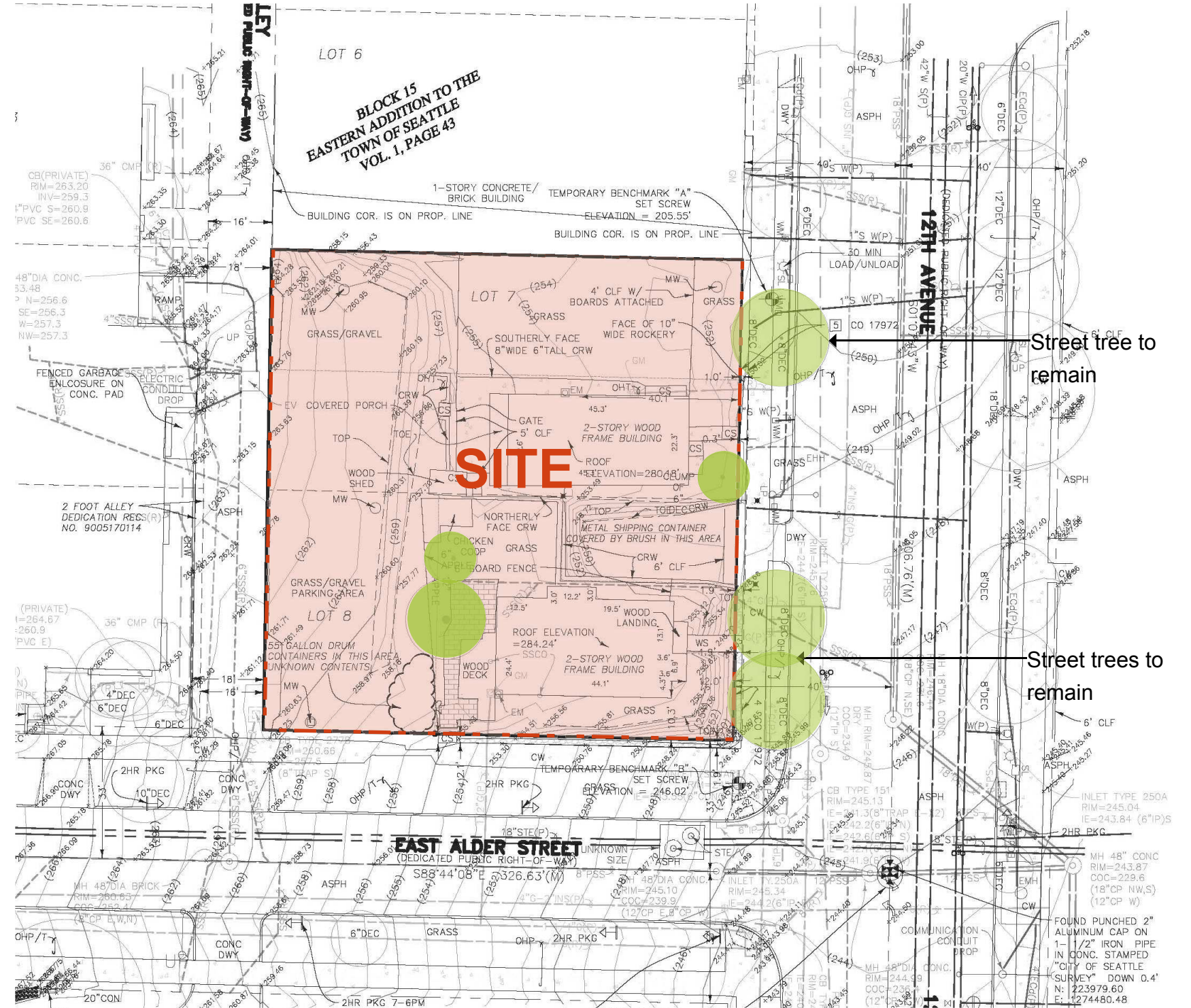
### Topography:

The grade rises approximately 15 feet from East to West along E Alder Street, and rises approximately 5 feet from South to North along 12th Avenue.

### Trees:

There are three existing trees on the site, a 6" caliper Apple tree, a 12" caliper Apple tree and a clump of 6" caliper Japanese Maple - *Acer japonicum*. They are not exceptional trees and will not be retained.

All three existing street trees along 12th Avenue are proposed for retention. They are 8" caliper Norwegian Sunset Maple - *Acer truncatum* x *A. platanoides* 'Warrenred'.



North



1 View of 12th Avenue and E Alder Street project site from southeast



2 View of existing building to the west



3 View of sidewalk along E Alder Street



4 View of Alley and Project Site from the southwest



Key Map



**Site Influences**

- 12th Avenue Urban Center Village
- Walkable / transit oriented neighborhood
- Transitional neighborhood
- Pedestrian connection
- Visible corner
- Site access
- Access for parking
- Site topography
- Adjacent structures
- Future developments
- View
- Noise
- Solar
- Wind

**Access Opportunities**

- Residential entry near corner
- Access points to commercial space along 12th Avenue.



## Design Guidelines

### List of Pertinent Design Guidelines

## Context and Site

### CS1 Natural Systems and Site Features

#### B.1. Sun and Wind

- Take advantage of solar exposure

#### B.2. Daylight and Shading

- Maximize daylight

#### C.1. Land Form

- Use natural topography to inform design

#### E.2. Adding interest with Project Drainage

- Use project drainage systems to add interest to the site

### CS2 Urban Pattern and Form

#### A.2. Architectural Presence

- Buildings that contribute to a strong street edge are particularly important to the creation of a quality public realm that invites social interaction and economic activity.

#### Proposed Design:

The building is placed along both 12th Avenue and East Alder Street to create a continuous street frontage to respond to the character of 12th Avenue with increasing commercial development. The building facade articulation will clearly reflect building program of upper 5 residential floors over the mix-used base with greater level of openness and transparency for the units at the corners.



#### B.2. Connection to the Street

- Make a strong connection to the street and carefully consider how the building will interact with the public realm.

#### Proposed Design:

The building base is expressed as a high space with a greater level of transparency to activate the street and enhance the pedestrian experience. The open concept for the 18' to 20' tall street level space is intended to blend retail space & residential amenities and reinforce the connection to the street.



#### C.1. Corner Site

- Corner sites can serve as a gateway or focal points.

#### Proposed Design:

The proposed design is to build out to the corner to provide a strong urban edge to anchor the block. The building corner at 12th Avenue and East Alder Street is articulated with a vertical recess with greater level of openness and transparency for the units at the corner.



#### D.1. Existing Development and Zoning

- Determine an appropriate complement and/or transition

#### D.3. Zone Transitions

- For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone.

#### Proposed Design:

The west-facing open courtyard is located on the zone edge of the MR zone across the alley to break up the building mass and respond to the building modulation in the multifamily zone. The height of the concrete parking garage base along alley facade relates to the concrete base of the existing apartment building to the west across the alley. The courtyard on top of the garage will also give neighbors a landscaped amenity area to look out onto.

#### D.5. Respect for Adjacent Sites:

- Minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

#### Proposed Design:

To respond to the existing residential buildings to the west across the alley, a courtyard is open to the west to break down the building mass. The open courtyard will also give neighbors landscaped amenity area to look out onto. Major portion of the north facade is set back by 10' from the north property line to allow windows into the units and minimize blank walls at the north facade.

### CS3 Architectural Context and Character

#### A.4. Evolving Neighborhoods

- Explore ways for new development to establish a positive and desirable context for others to build upon in the future

#### Proposed Design:

There are no prevailing styles or forms of architectural development in this area, but rather an eclectic mix of styles and periods. The proposed design is intended to create a unique and vibrant mix-used building to add more character to this evolving neighborhood.

## Public Life

### PL1 Connectivity

#### B.1. Pedestrian Infrastructure

- Connect on-site pedestrian walkways with existing pedestrian infrastructure

#### B.2. Pedestrian Volumes

- Provide ample space for pedestrian flow and circulation

## Design Guidelines

### List of Pertinent Design Guidelines

#### B.3. Pedestrian Amenities

- Provide visible access to the building's entry

#### Proposed Design:

The shared entry for residential and commercial space will be located near the visible site corner, and recessed with pedestrian amenities including canopy, lighting, and pedestrian scale signage.



### PL2 Walkability

#### A.1. Access for All

- Provide access for people of all abilities

#### B.1. Eyes on the Street

- Provide lines of sight and natural surveillance through strategic placement of doors, windows and street-level uses

#### B.2. Lighting for Safety

- Provide lighting at sufficient lumen intensities and scales

#### B.3. Street-level Transparency

- Ensure transparency of street-level uses

#### Proposed Design:

Commercial space, residential lobby and amenity space along both 12th Avenue and East Alder Street will provide a high percentage of transparency to keep views open into the spaces.



#### C.1. Location and Coverage

- Overhead weather protection is encouraged

#### Proposed Design:

Canopies will be provided along 12th Avenue facade and a portion of East Alder Street facade.

#### C.2. Design Integration

- Integrate weather protection into the design of the structure

#### Proposed Design:

The canopies will be integrated into the structure of the storefront system.

#### D.1. Design as Wayfinding

- Use design features as a means of wayfinding

### PL3 Street-Level Interaction

#### A.1. Design Objectives

- Design primary entries to be identifiable from the street

#### Proposed Design:

The shared entry for residential and commercial space will be located near the visible site corner with a recessed entry area and other details that signals a break from the public side walk.

#### A.2. Ensemble of Elements

- Design the entry as a collection of coordinated elements

#### C.1. Porous Edges

- Engage passersby with opportunities to interact visually with the building interior

#### C.2. Visibility

- Maximize visibility into the building interior

#### Proposed Design:

The glazing into the two-story high street level space will be maximized to animate the street and allow passersby to interact with the activities inside.

### PL4 Active Transportation

#### A.1. Serving all Modes of Travel

- Provide safe and convenient access points for all modes of travel

#### A.2. Connections to All Modes

- Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access

#### B.1. Early Planning

- Consider bicycle traffic to and through the site early in the process

#### B.2. Bike facilities

- Locate bike facilities to maximize convenience, security and safety

#### B.3. Bike Connections

- Facilitate connections to bicycle trails and infrastructure around and beyond the project

## Design Concept

### DC1 Project Uses and Activities

#### A.1. Visibility

- Locate uses and services frequently used by the public in visible or prominent areas

#### A.2. Gathering Places

- Maximize the use of any interior or exterior gathering spaces

#### A.3. Flexibility

- Build in flexibility for future needs

#### A.4. Views and Connections

- Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses

#### B.1. Access Location and Design

- Minimize conflict between vehicles and non-motorists

#### Proposed Design:

The parking garage is accessed from the existing alley to minimize conflict between vehicles and non-motorists and provide safe environment for pedestrians and bicyclists.

#### B.2. Facilities for Alternative Transportation

- Locate facilities for alternative transportation in prominent location



List of Pertinent Design Guidelines

**Proposed Design:**

The Bike Repair Shop and Storage is conveniently located along East Alder Street with a main bike entry directly off the street and a secondary bike entry accessed from 12th Avenue.

C.2. Visual Impacts

- Reduce visual impacts of parking structures

C.4. Service Uses

- Locate service entries to a less visible portion of the site

**Proposed Design:**

The trash receptacles will be enclosed within the parking garage, and utility meters will be located away from the street frontage.

**DC2 Architectural Concept**

A.2. Reducing Perceived Mass

- Use secondary architectural elements to reduce the perceived mass of larger projects

**Proposed Design:**

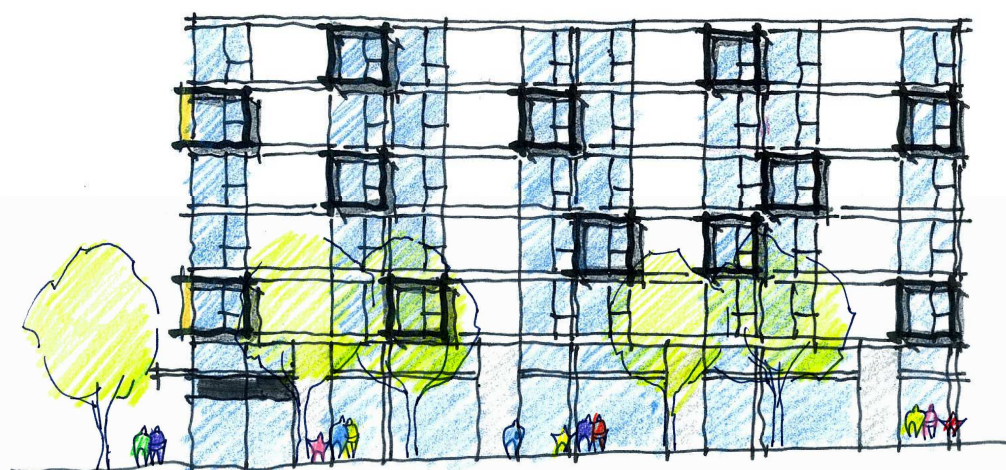
The courtyard opens to the west to break up massing along alley facade to respond to building modulation in multifamily zone to the west. The 2 vertical slots at South and North of building reinforce the 12th Avenue facade and address the building southeast corner, as well as provide daylight at the ends of corridors for residents.

B.1. Facade Composition

- Design all facades considering composition and architectural expression of the building as a whole

**Proposed Design:**

The “window box” (8’x 8’ open metal fin frame around window, projecting by 1’ beyond the building facade at upper 5 floors) will be the highlight elements on all facades including the alley facade to provide an additional layer of composition and architectural expression and create more animated facades.



B.2. Blank Walls

- Avoid large blank walls along visible facades

**Proposed Design:**

No large blank walls proposed facing the streets.

C.1. Visual Depth and Interest

- Add detailing at the street level

C.2. Dual Purpose Elements

- Consider architectural features that can be dual purpose

**Proposed Design:**

At the building base, canopies along 12th Avenue and a portion of East Alder Street will provide street-level scale and detail while also offering weather protection.

C.3. Fit with Neighboring Buildings

- Use design elements to achieve a successful fit between a building and its neighbors

D.1. Human Scale

- Incorporate elements that are of human scale into the design

D.2. Texture

- Strive for a fine-grained scale/texture

**DC3 Open Space Concept**

B.2. Matching Uses to Conditions

- Place outdoor gathering area where there is sunny exposure

B.4. Multifamily Open Space

- Design common open spaces to encourage physical activity and social interaction

**Proposed Design:**

The project will provide landscaped, exterior spaces at the courtyard level and the roof. The courtyard will be directly accessed by several courtyard-facing level units. The roof will provide common amenity space for residents with excellent views, landscaping, seating and space for a variety of activities including a dog area.

C.2. Amenities and Features

- Create attractive outdoor spaces well-suited to the uses

**DC4 Exterior Elements and Finishes**

A.1. Exterior Finish Materials

- Use durable and maintainable materials

A.2. Climate Appropriateness

- Select durable and attractive materials that will age well in Seattle’s climate

B.1. Scale and Character

- Provide exterior signs that are appropriate in scale and character

B.2. Coordinate with Project Design

- Develop a signage plan within the context of architectural and open concepts

C.1. Functions

- Use lighting to increase site safety and highlight architectural or landscape details

C.2. Avoiding Glare

- Provide illumination to serve building needs while avoiding off-site glare and light pollution

D.1. Choice of Plant Materials

- Choose plants that will emphasize or accent the design

D.2. Hardscape Materials

- Use hard surfaced areas as an opportunity to add color, texture and/or pattern

D.4. Place Making

- Create a landscape design that helps define spaces

**Alternative Architectural Concepts**

**Same approach for all three options:**

Commercial space is located along 12th Avenue.

Residential lobby and amenity space are located at the corner of 12th Avenue & E Alder Street, and along E Alder Street.

The shared entry for residential and commercial space is located along 12th Avenue, near the corner of 12th Avenue and E Alder Street to support open space concept at street level to blend retail & residential amenities.

Access to the parking garage is off the alley near the southwest corner of the site.

**OPTION 1**

**(Code-complying Option)**

**Pros:**

The building is placed along 12th Avenue and E Alder Street to define and reinforce urban edge.

The building base is expressed as a high space with a change in a greater level of transparency to enhance the pedestrian experience.

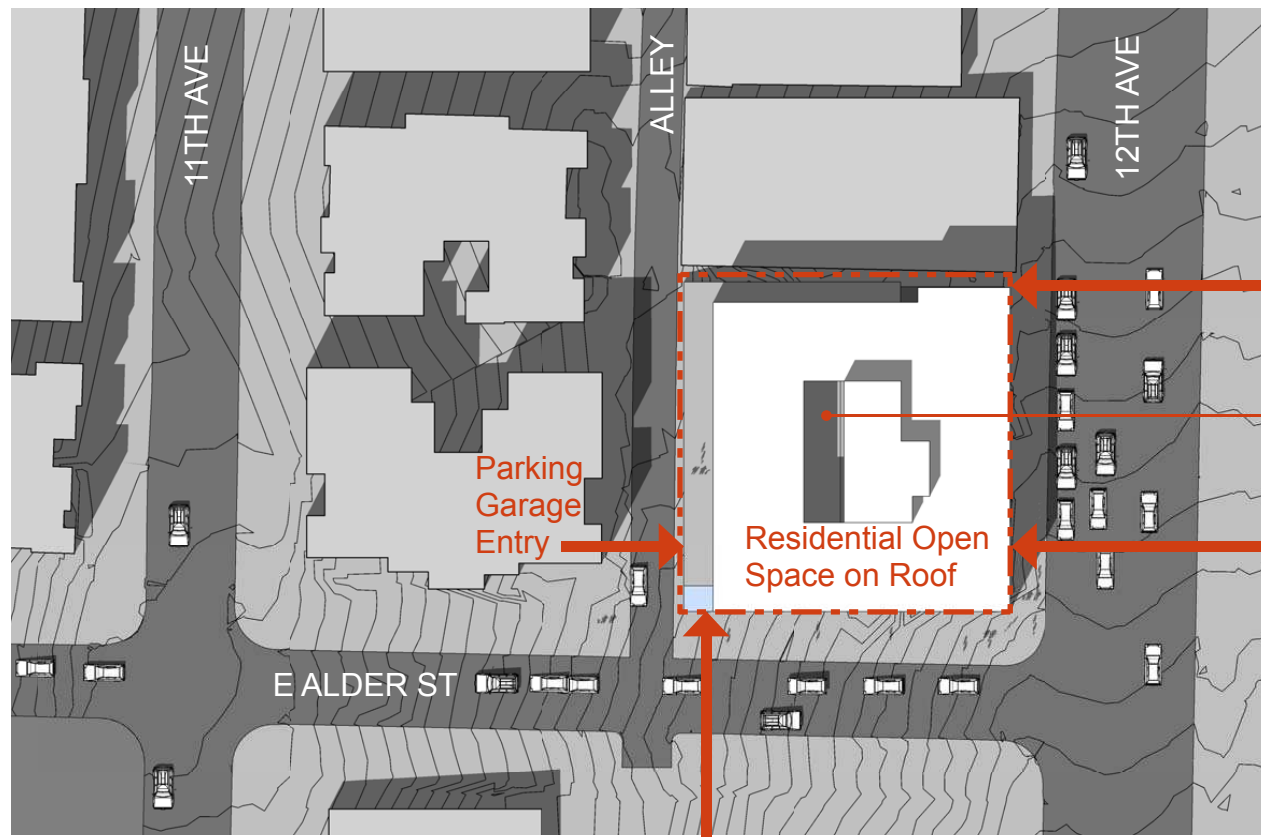
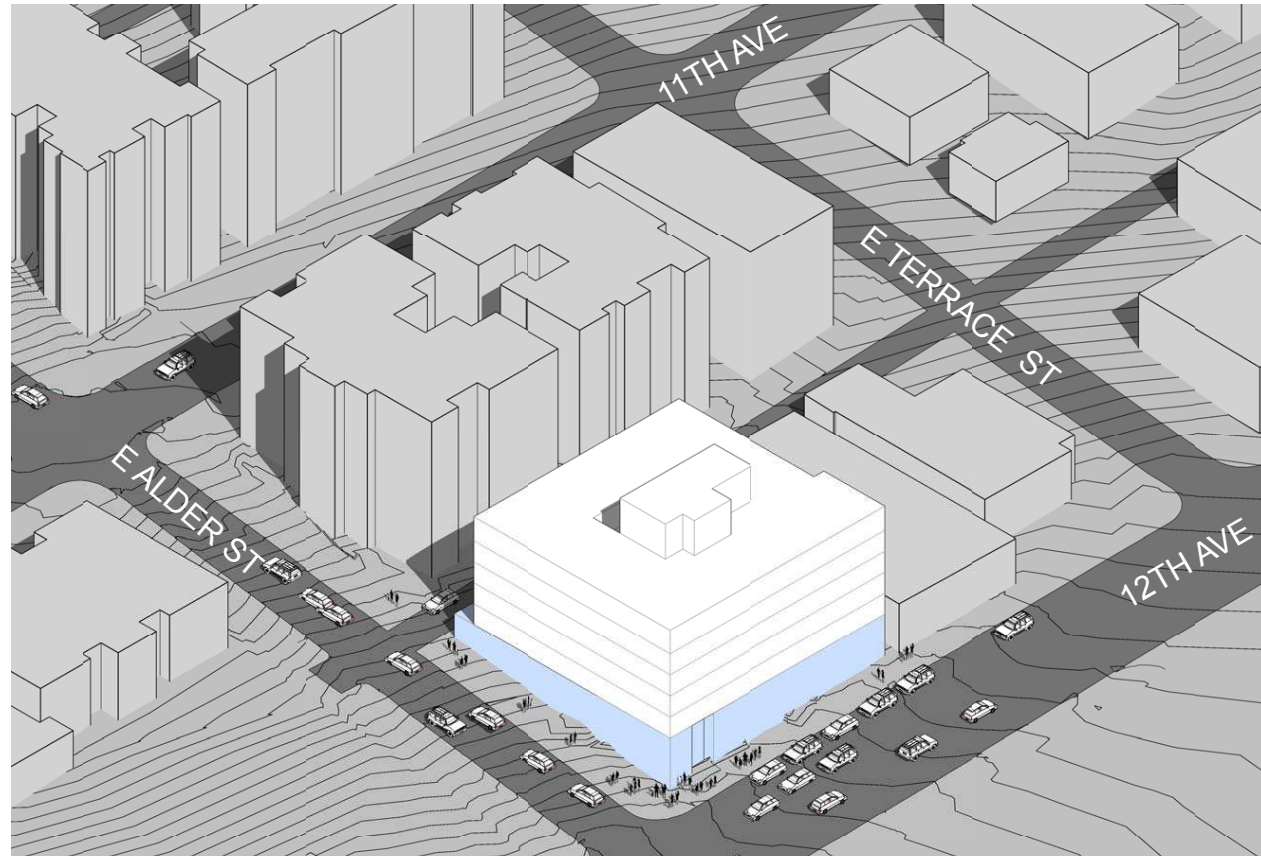
**Cons:**

The continuous west facade doesn't respond to building modulation in multifamily zone to the west. A lack of modulation at the alley facade.

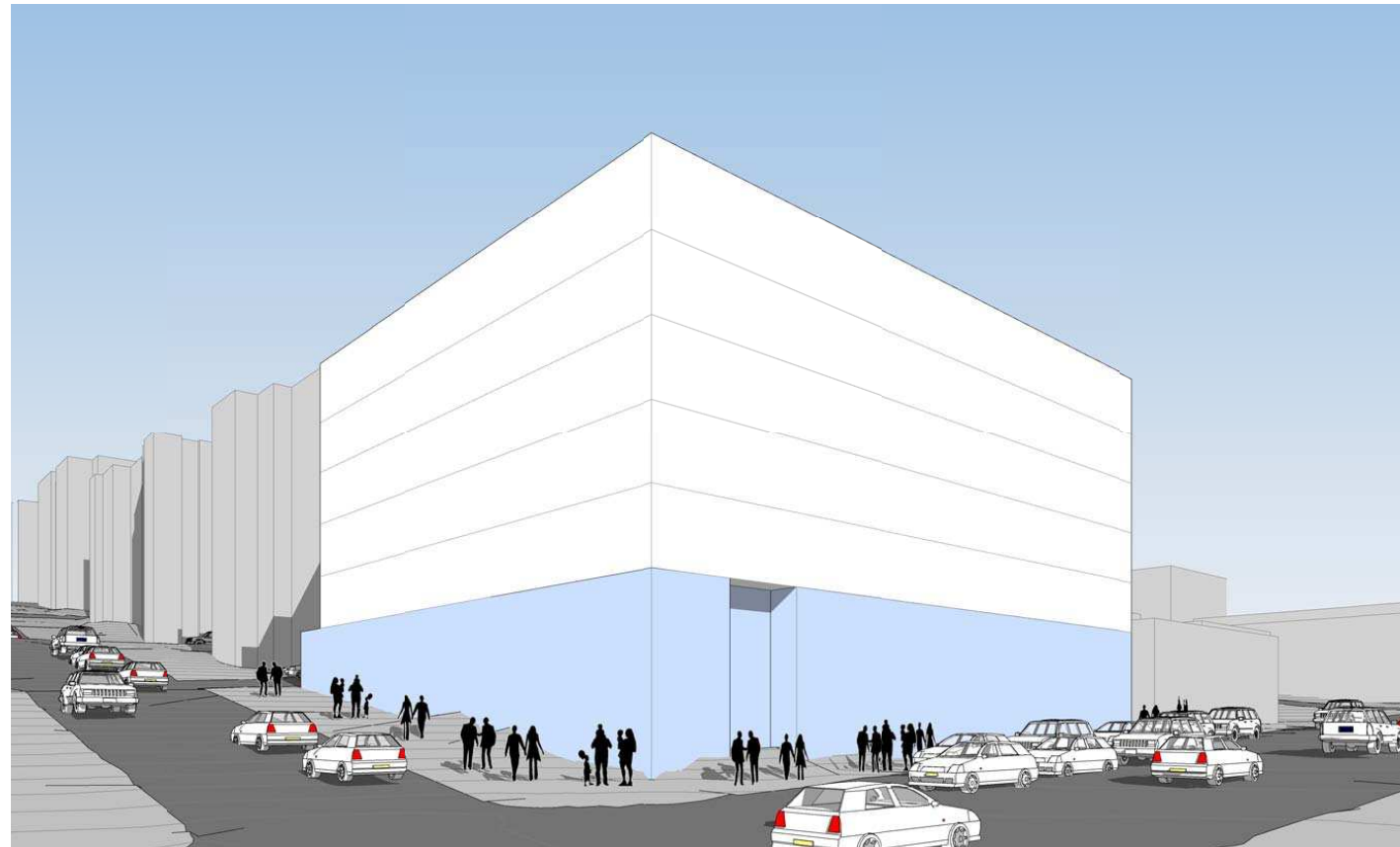
Lack of daylight in the courtyard space.

Lack of emphasis on the building southeast corner massing.

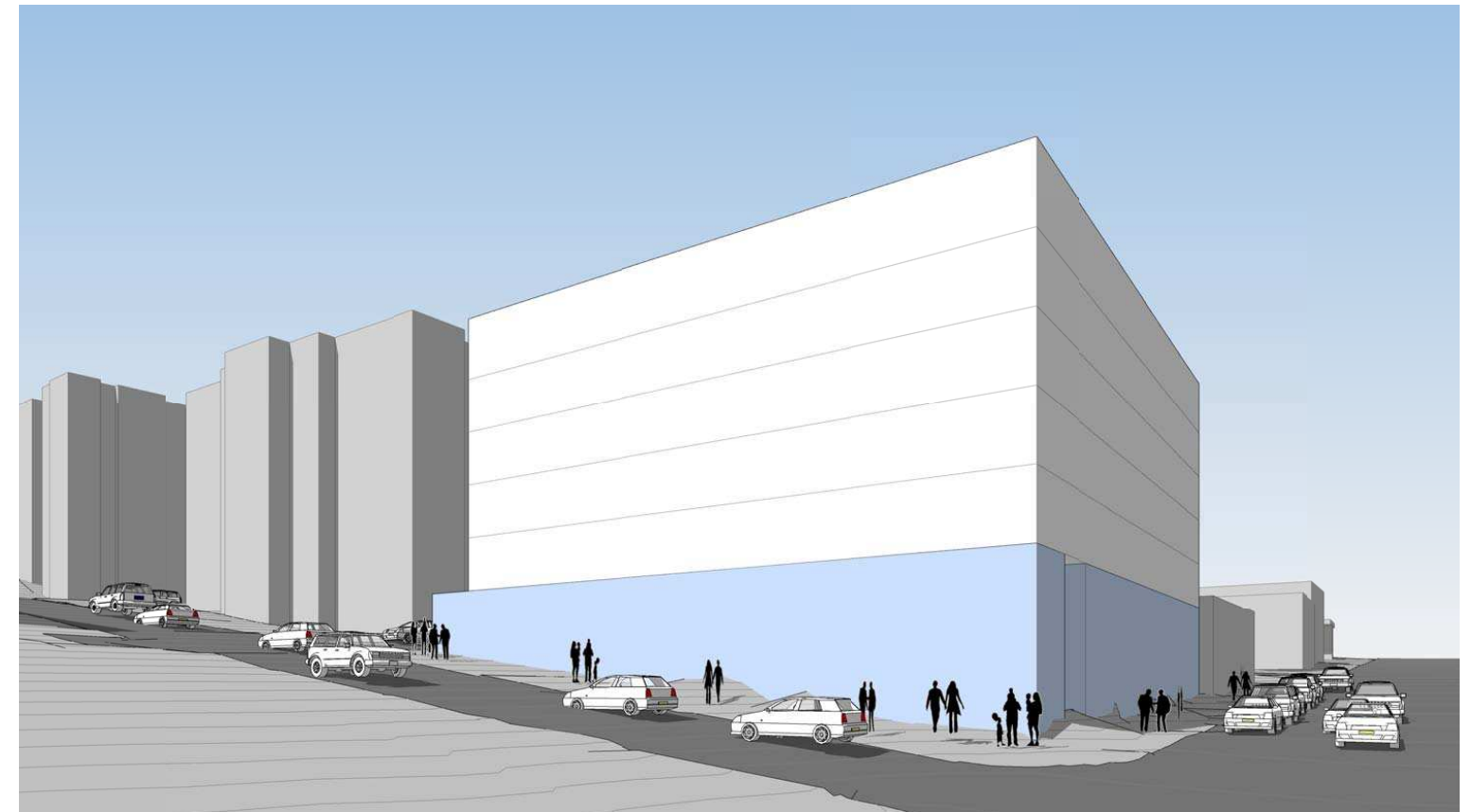
**Departures:** None



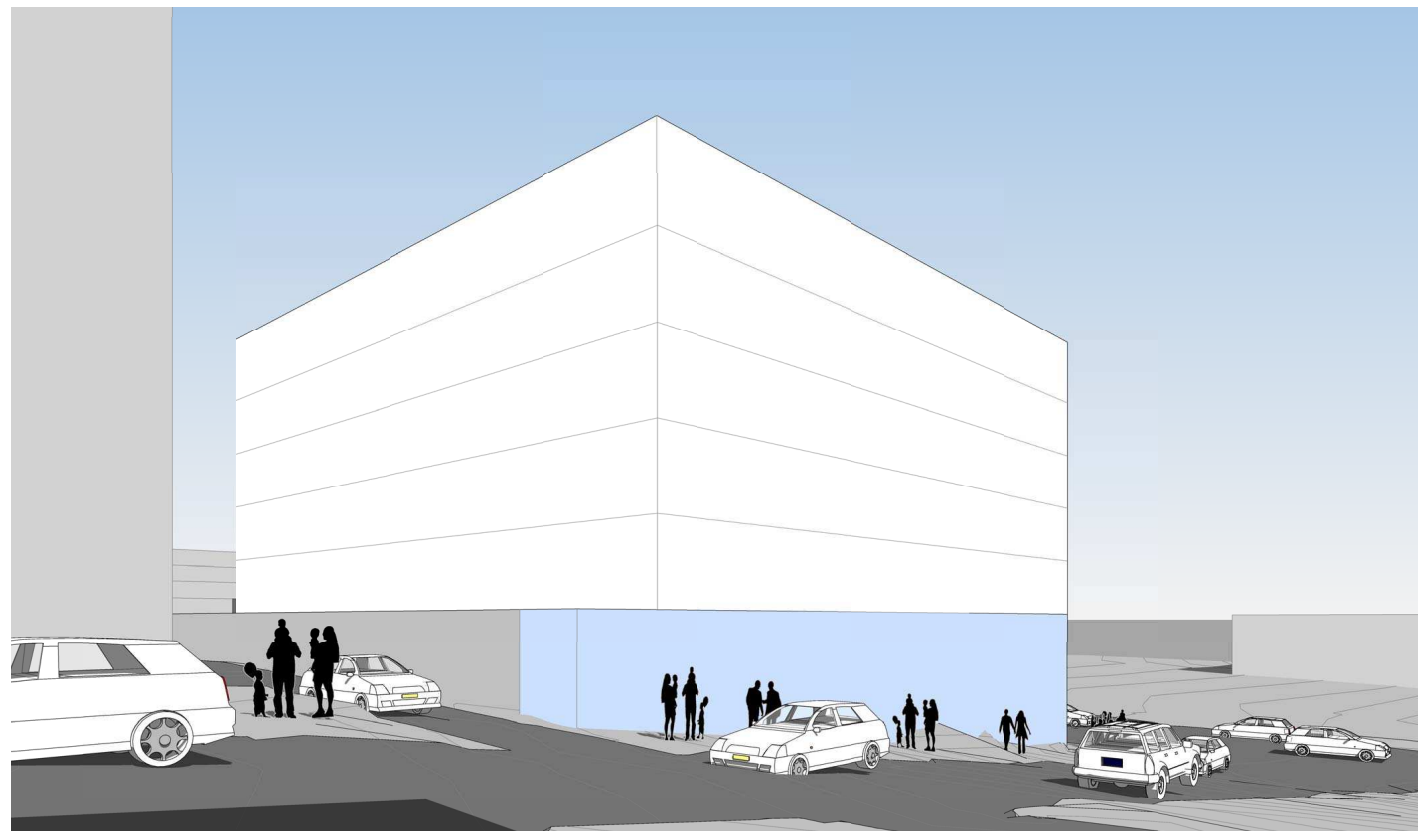
Bike Entry






Street Level View 1 from Southeast



Street Level View 2 from Southeast



Street Level View from Southwest

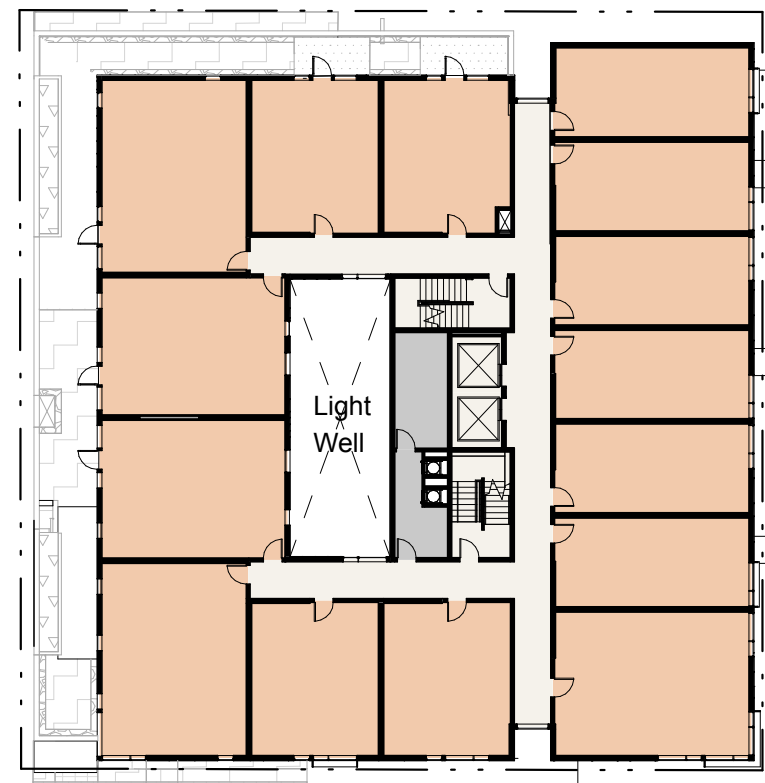
-  Residential Use
-  Commercial & Residential Amenity Space
-  Parking Garage

**OPTION 1**

# OPTION 1



Level 2 Floor Plan



Level 3-7 Floor Plan

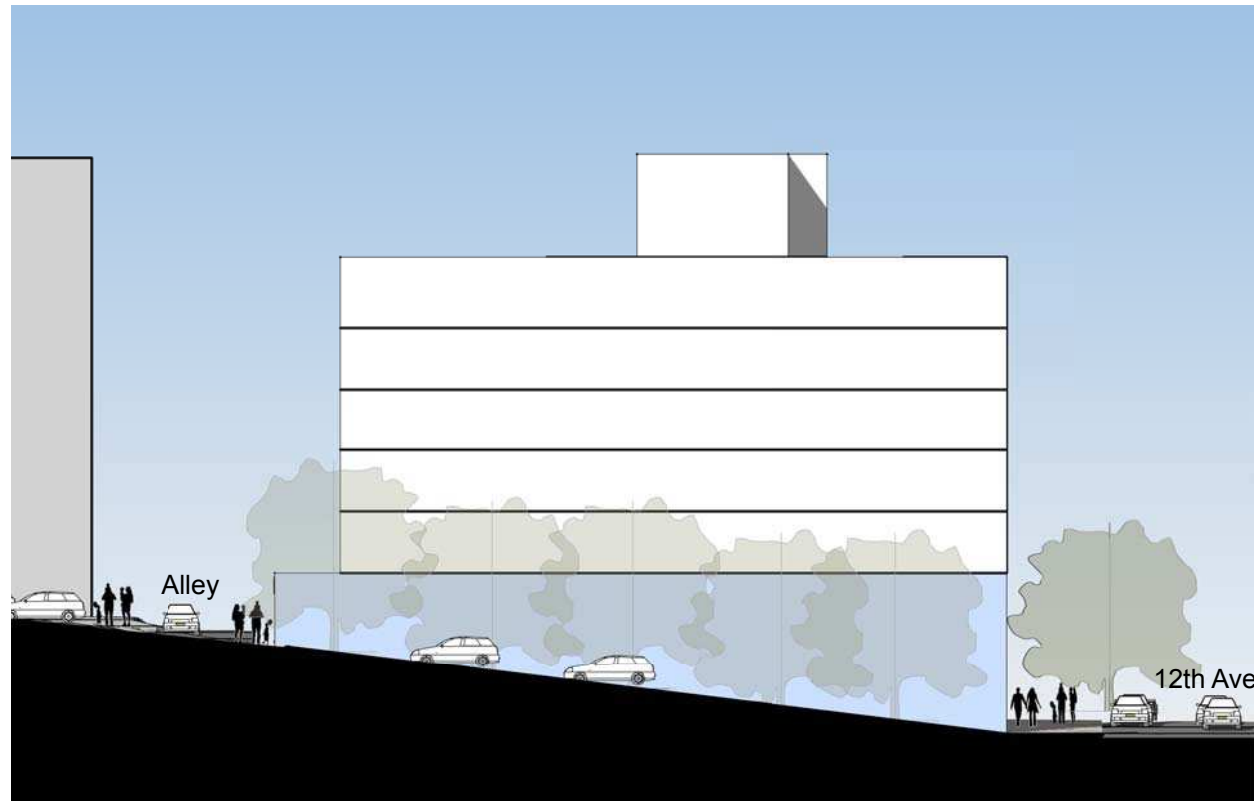


Level 1 Floor Plan

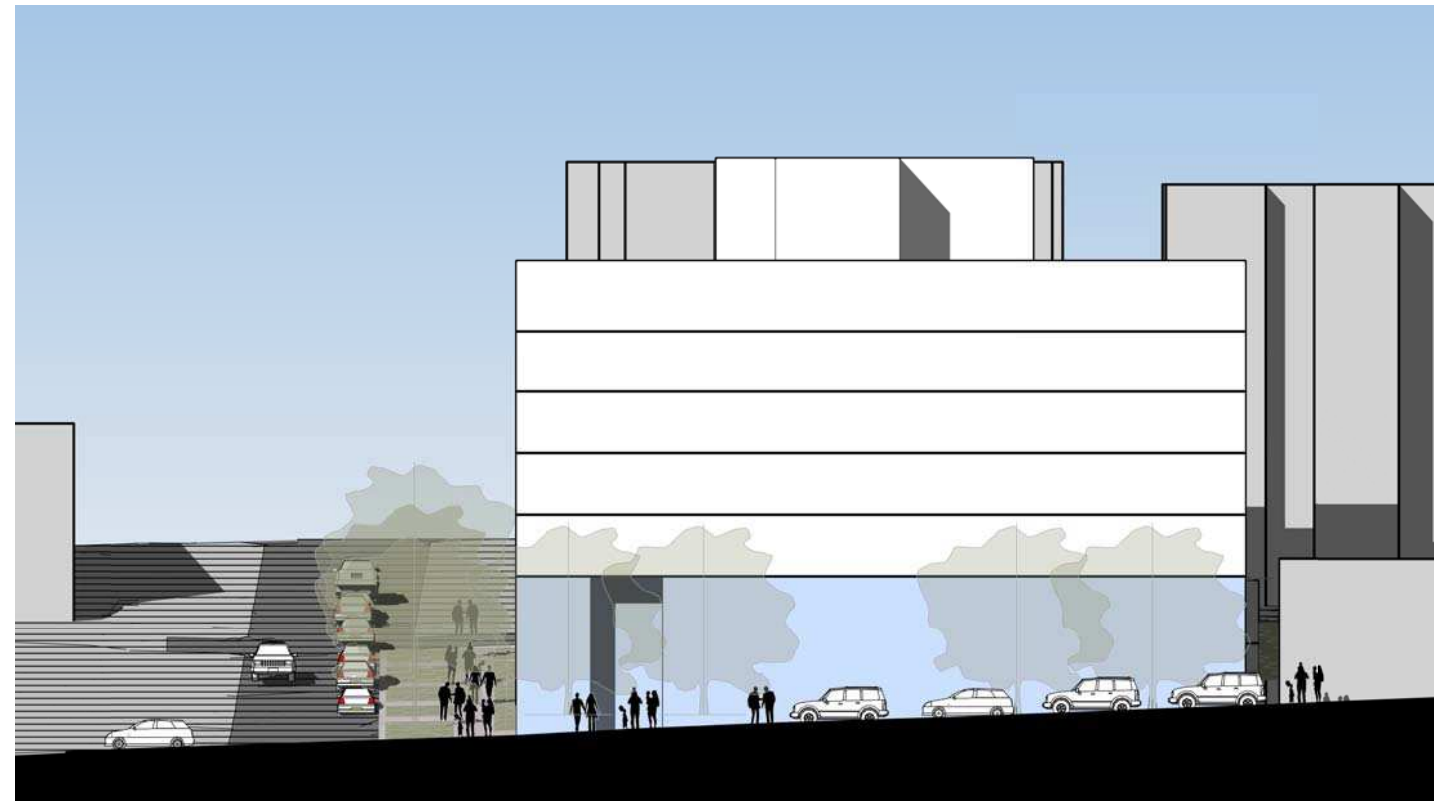
- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

1" = 30' - 0"  0 15' 30'

# OPTION 1

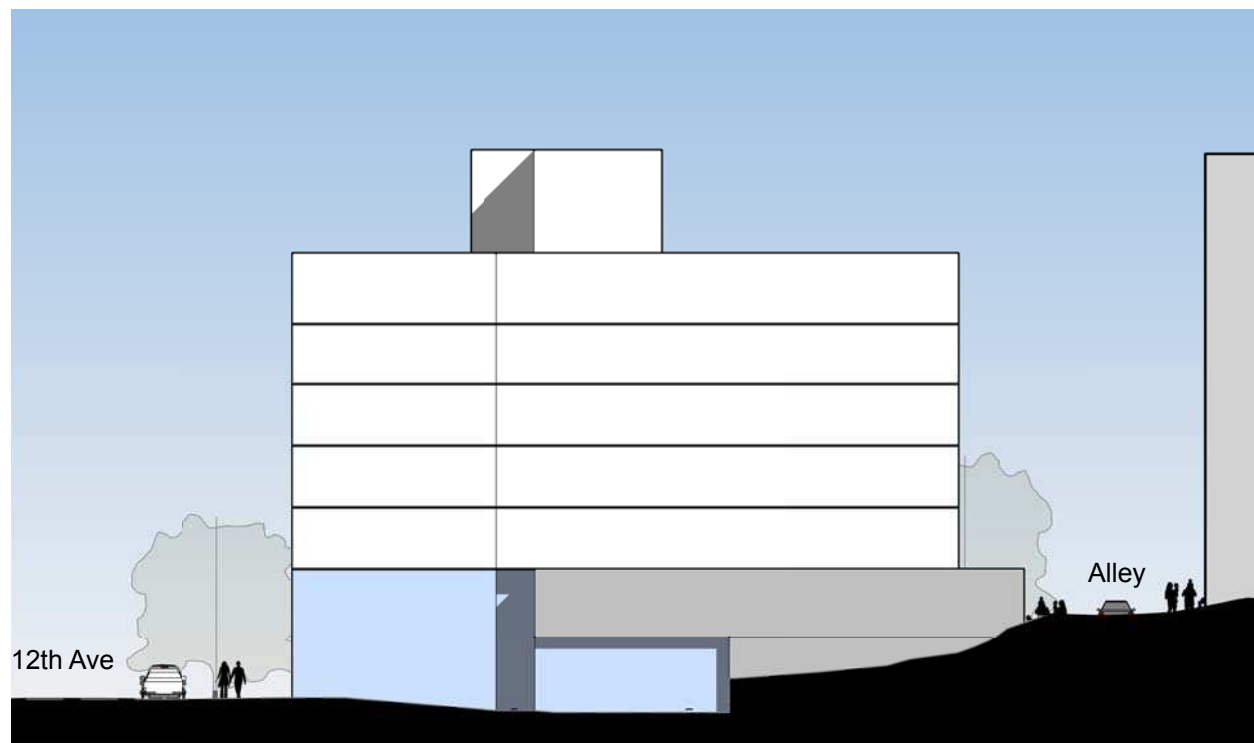


South Elevation

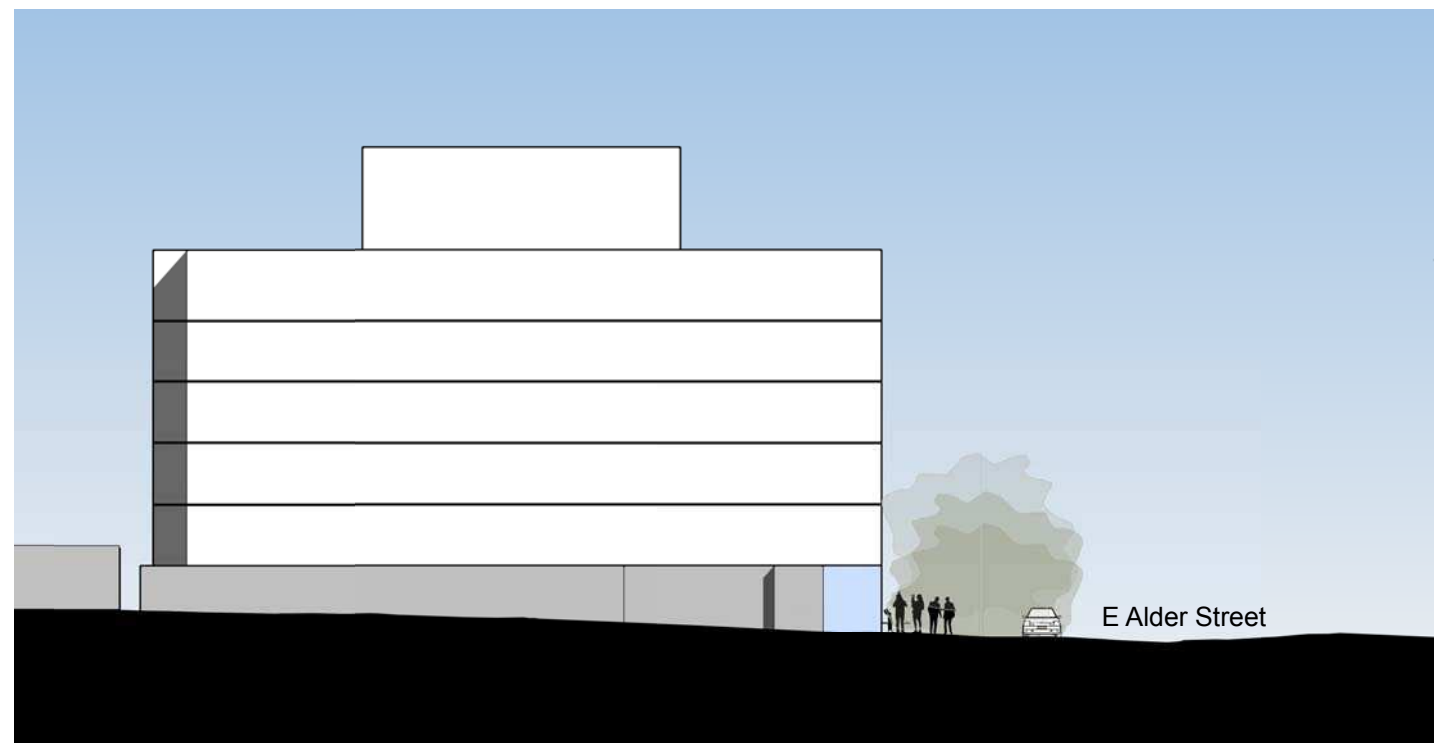


East Elevation

- ROOF 165' - 7"
- LEVEL 07 154' - 7"
- LEVEL 06 145' - 0"
- LEVEL 05 135' - 5"
- LEVEL 04 125' - 10"
- LEVEL 03 116' - 3"
- LEVEL 02 105' - 7"
- LEVEL 01 92' - 1"



North Elevation



West Elevation

- ROOF 165' - 7"
- LEVEL 07 154' - 7"
- LEVEL 06 145' - 0"
- LEVEL 05 135' - 5"
- LEVEL 04 125' - 10"
- LEVEL 03 116' - 3"
- LEVEL 02 105' - 7"
- AVE GRADE 99' - 8 3/4"
- LEVEL 01 92' - 1"

# OPTION 2

(Code-complying Option)

**Pros:**

The building base is expressed as a high space with a change in a greater level of transparency to enhance the pedestrian experience.

The courtyard opens to east to provide open space, daylight and views to residential units.

**Cons:**

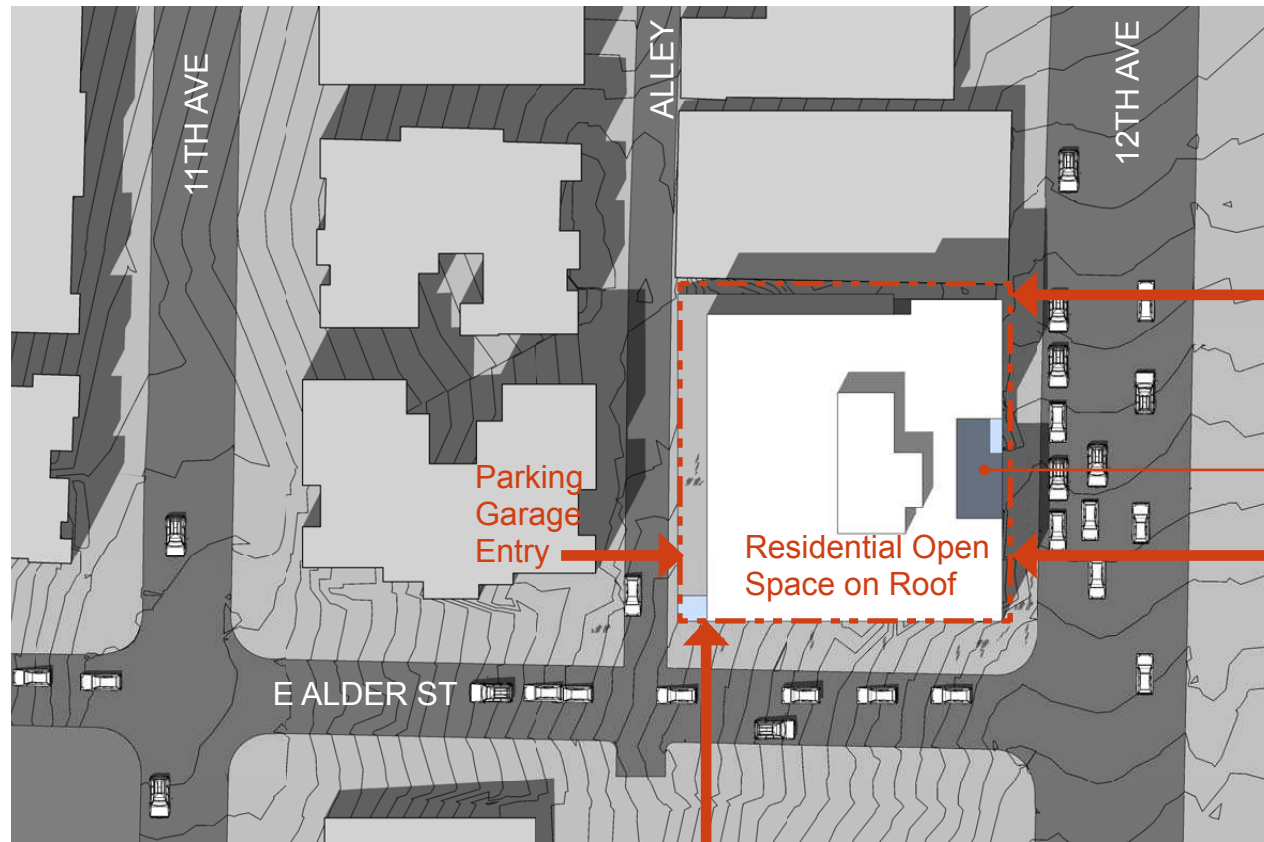
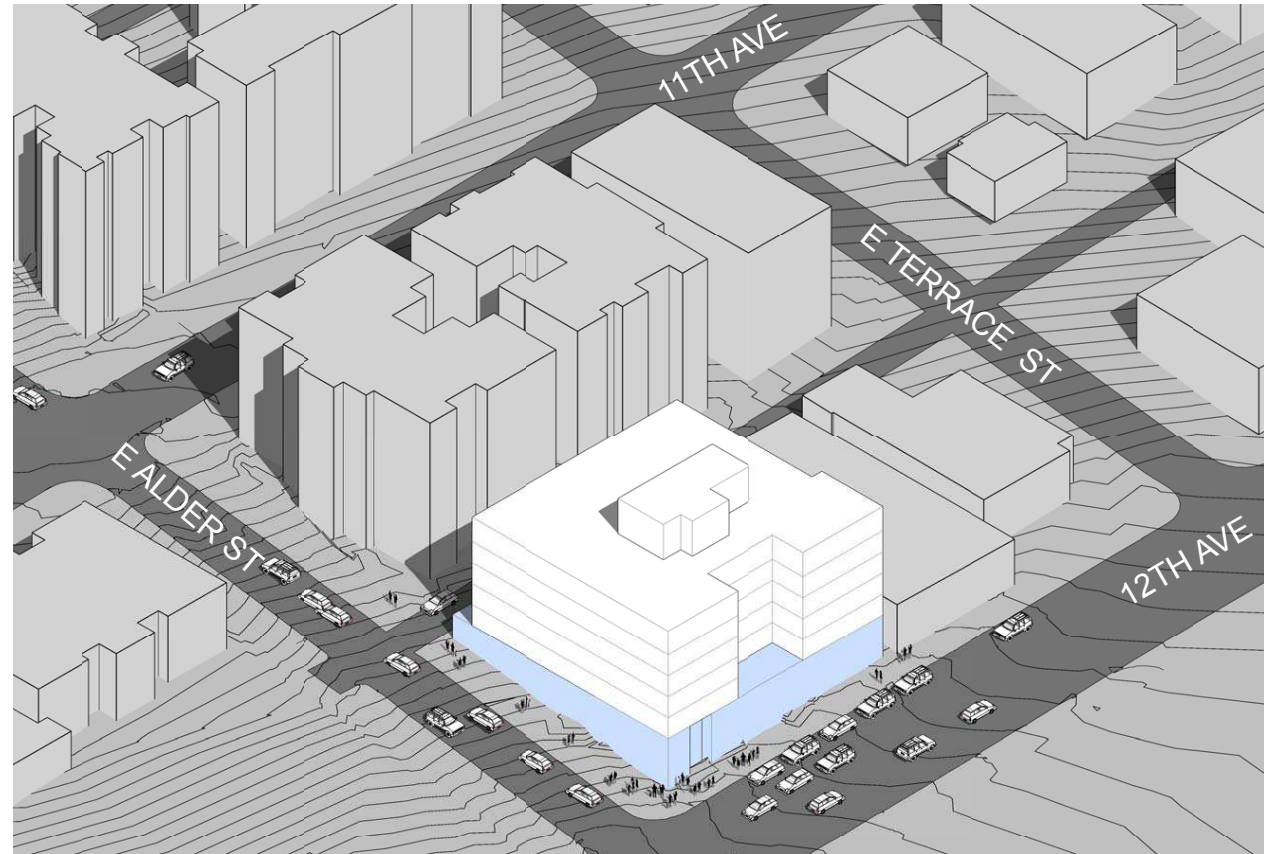
The continuous west facade doesn't respond to building modulation in multifamily zone to the west. Lack of modulation at the alley facade.

Lack of strong presence to reinforce urban edge along 12th Avenue.

Lack of emphasis on the building southeast corner massing.

**Departures:**

None

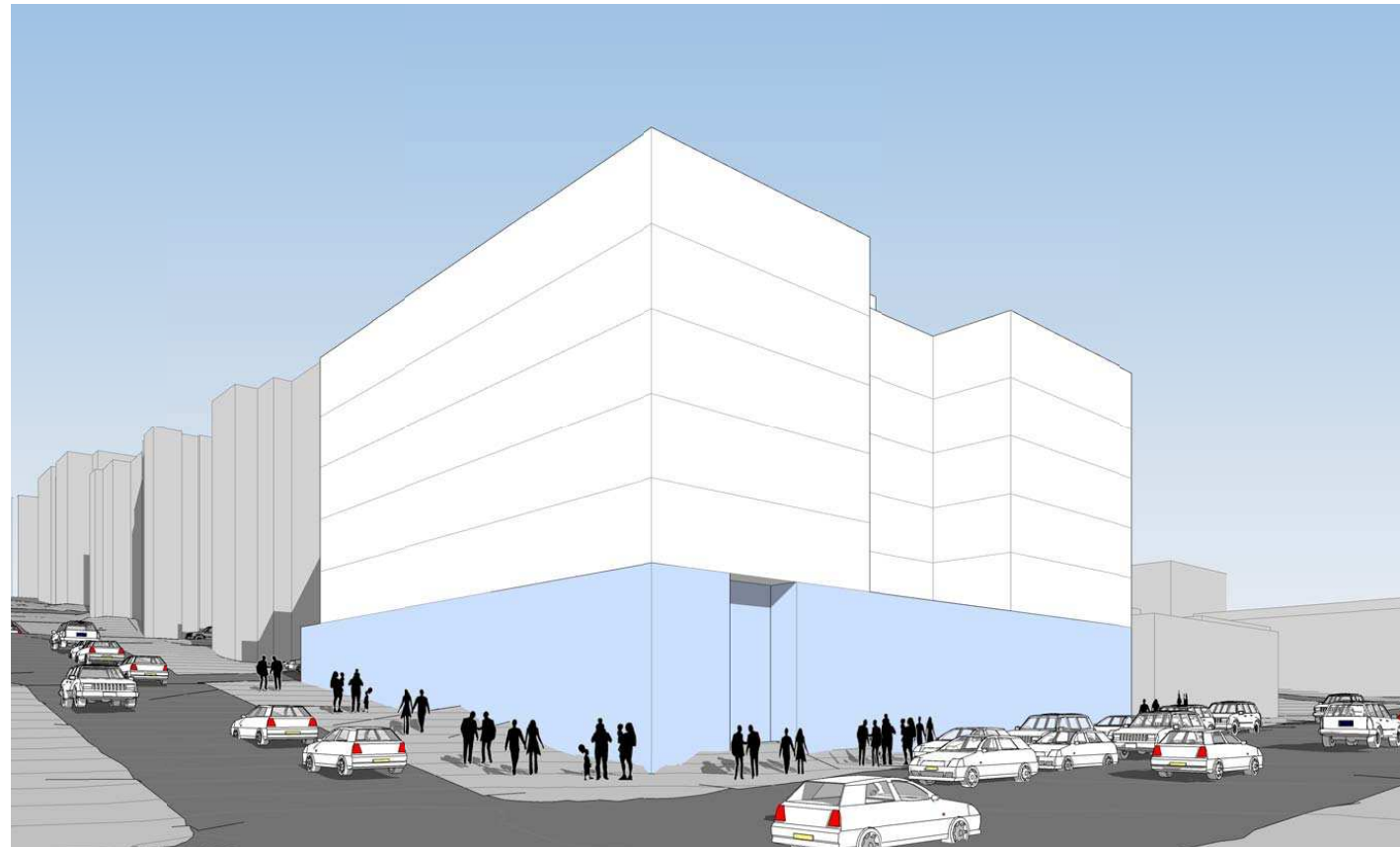


Bike Entry

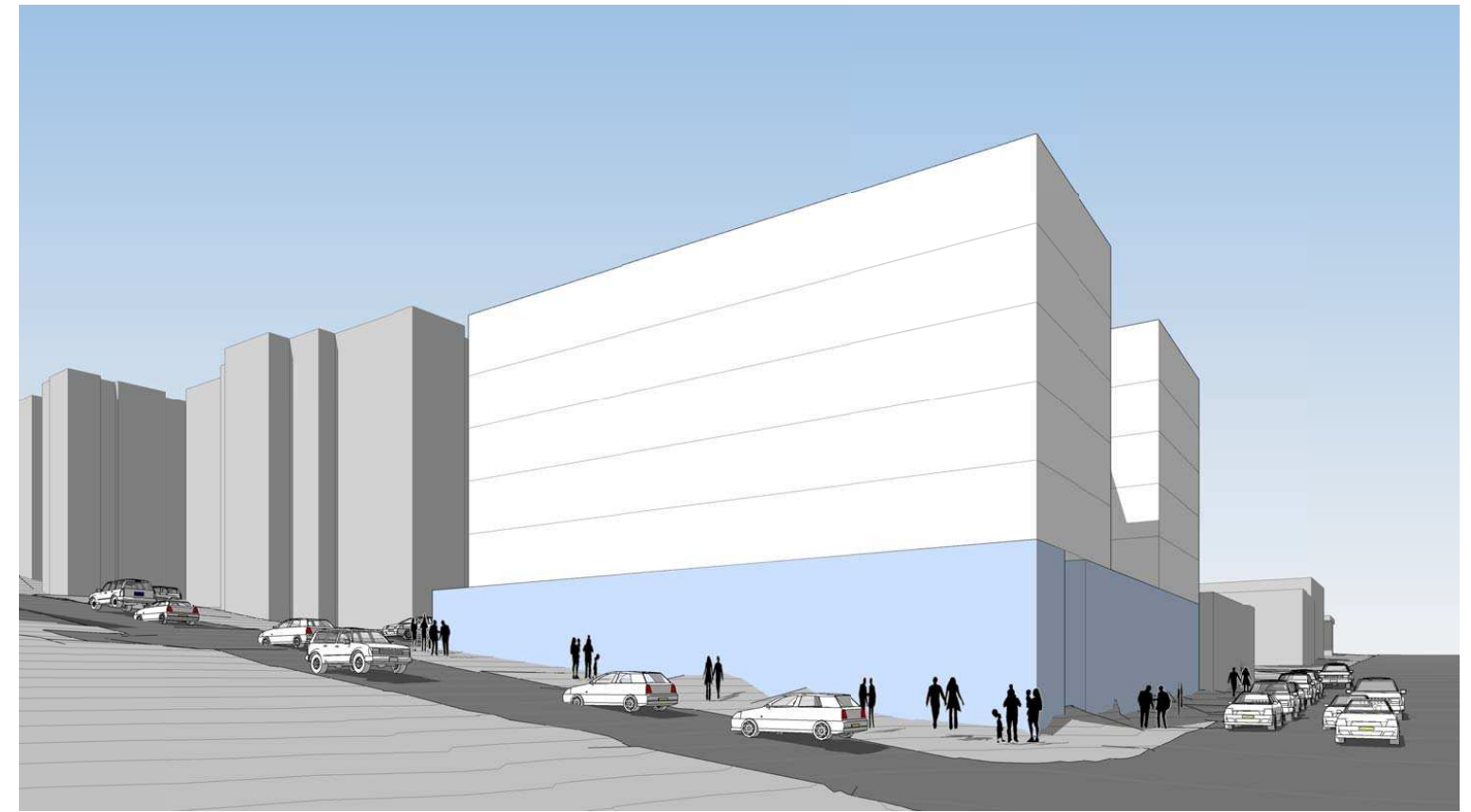
- Residential Use
  - Commercial & Residential Amenity Space
  - Parking Garage
- Aerial View from Southeast

- Secondary Bike Entry
- Courtyard (35' x 16')
- Residential & Commercial Entry

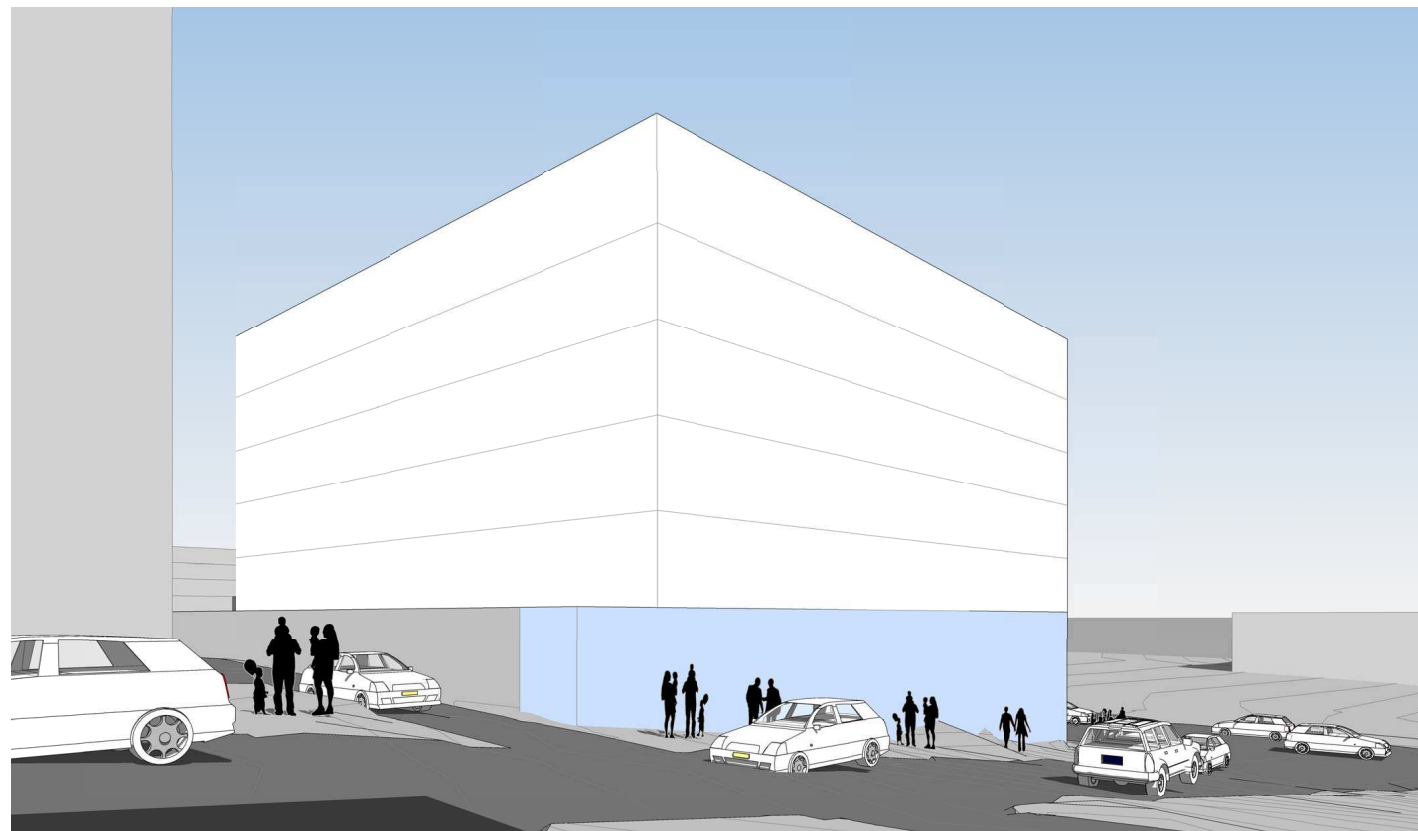
Site Plan View



Street Level View 1 from Southeast



Street Level View 2 from Southeast

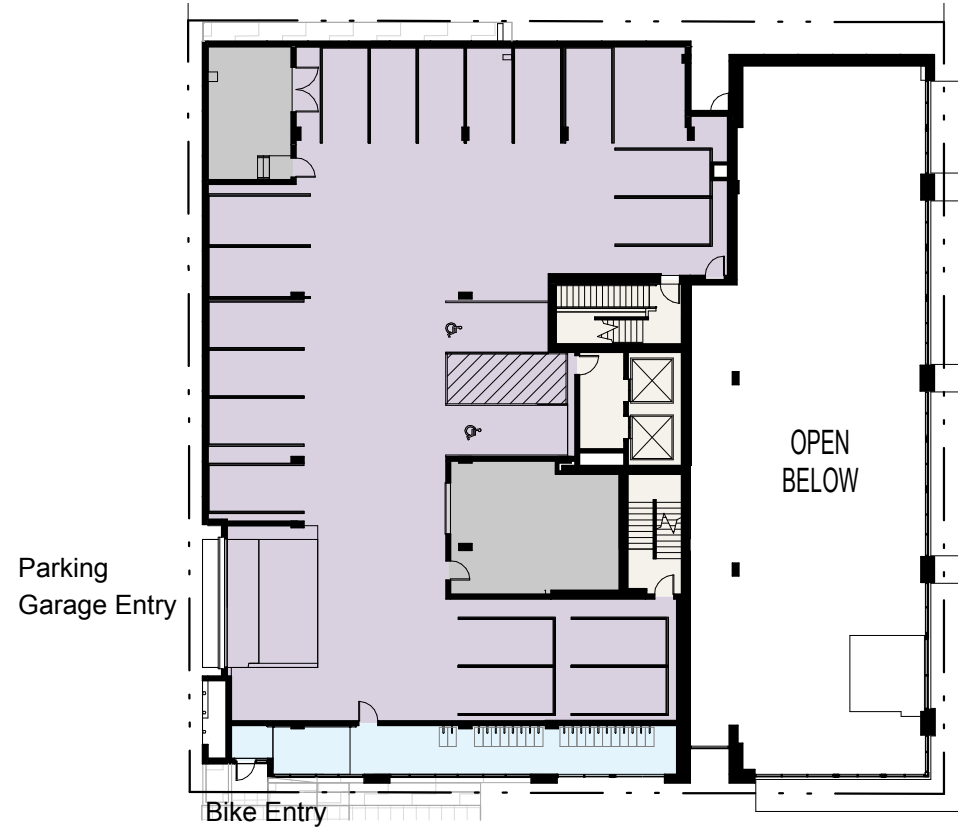


Street Level View from Southwest

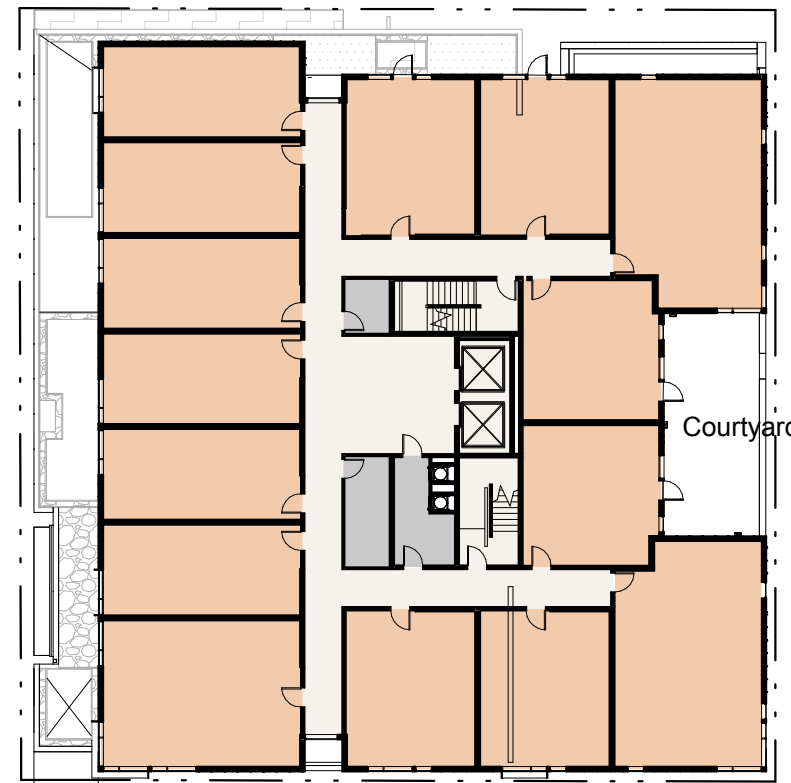
- Residential Use
- Commercial & Residential Amenity Space
- Parking Garage

## OPTION 2

# OPTION 2



Level 2 Floor Plan



Level 3-7 Floor Plan



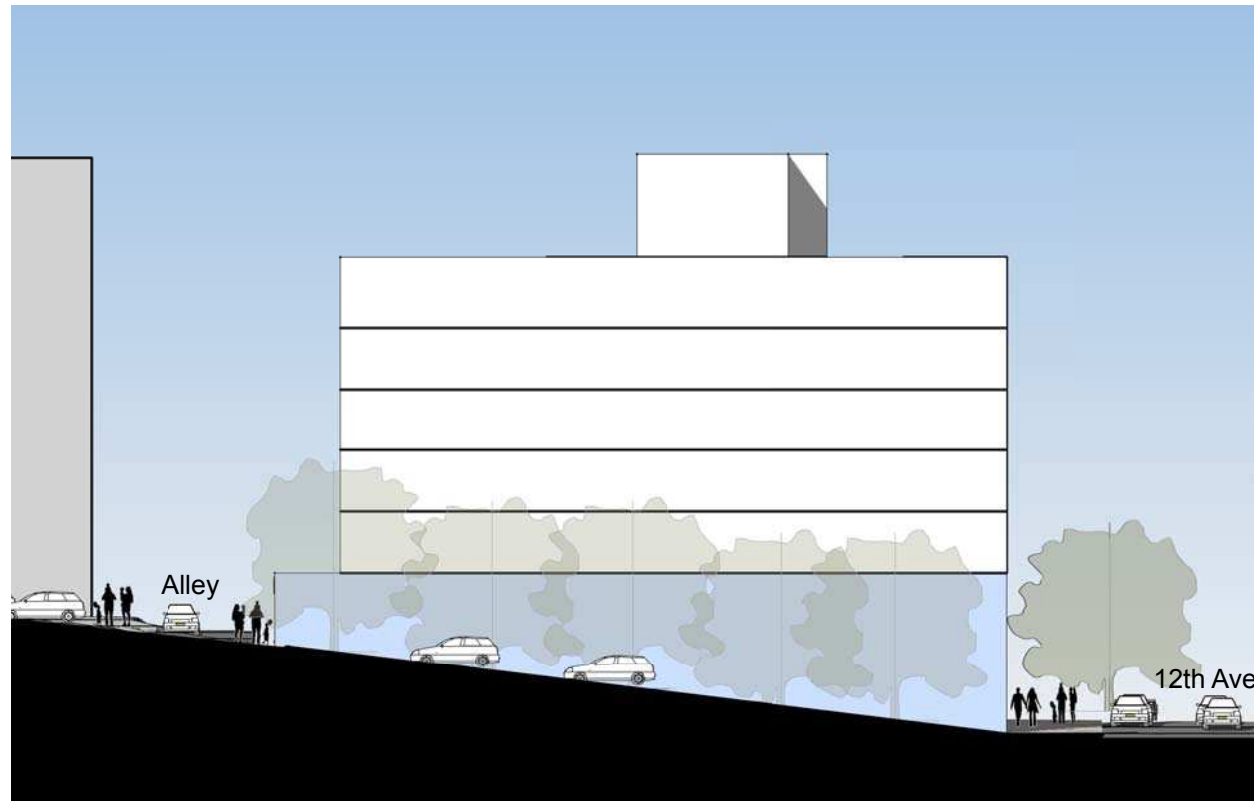
Level 1 Floor Plan

- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

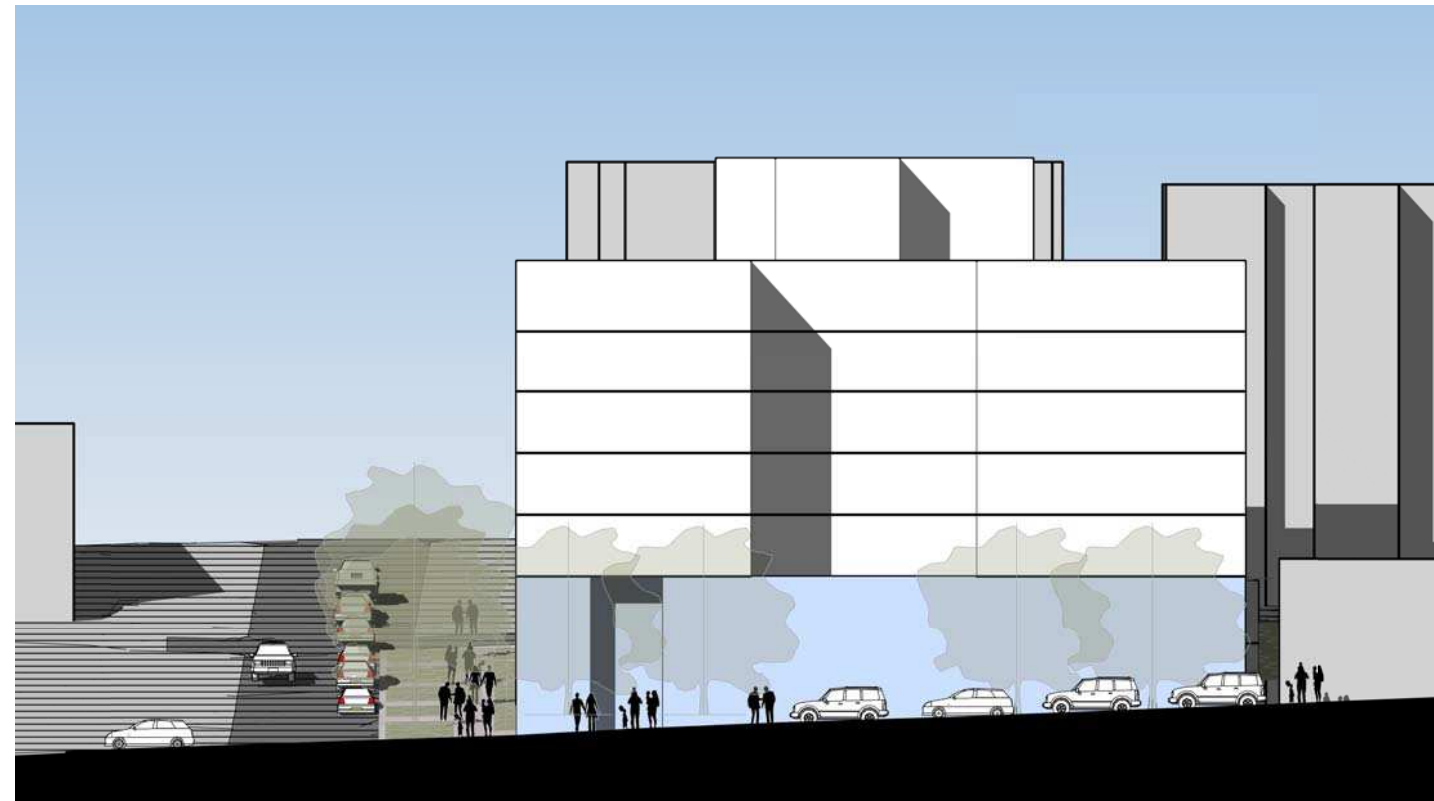




# OPTION 2

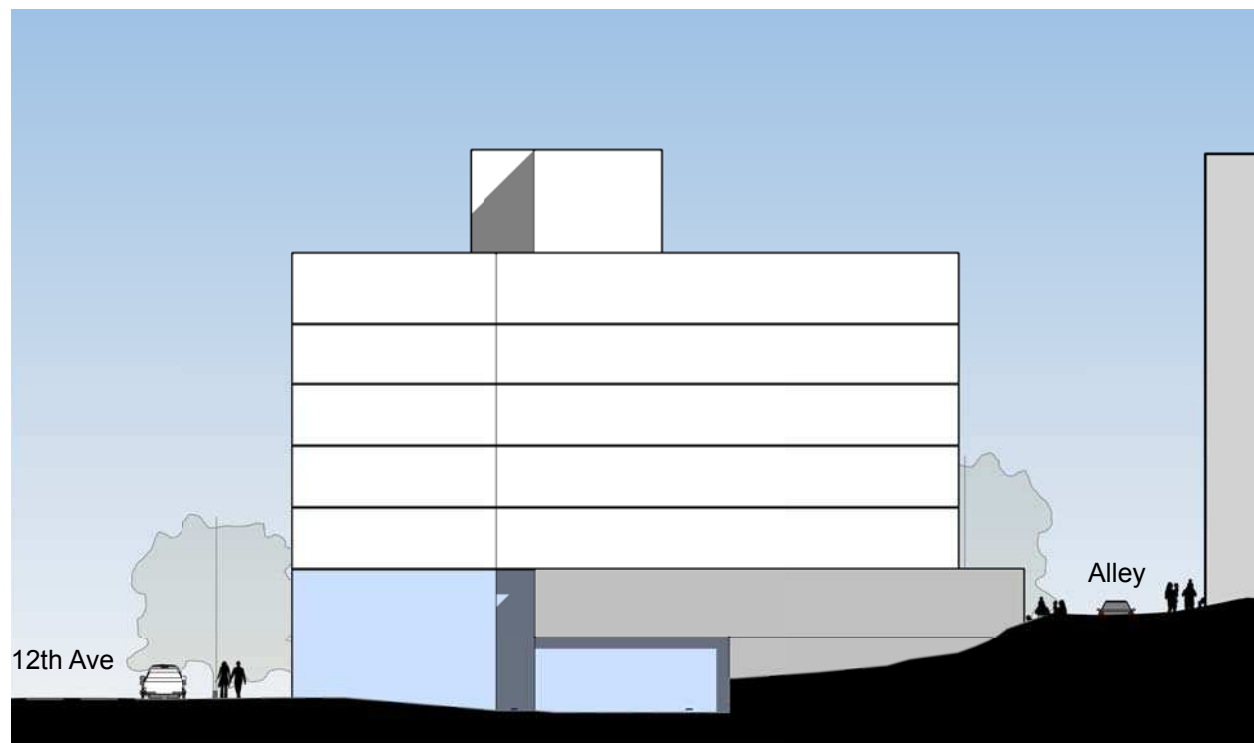


South Elevation

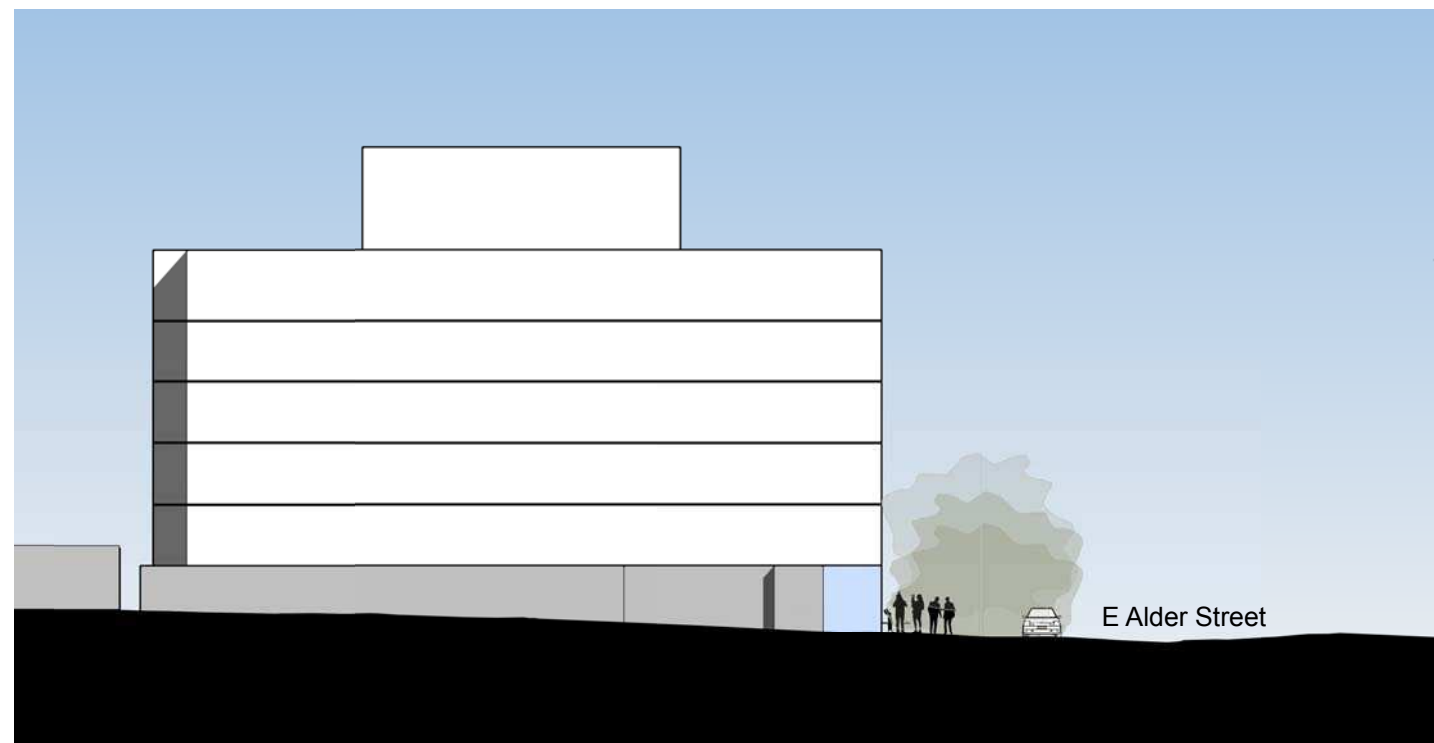


East Elevation

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- LEVEL 07 154' - 7"
- LEVEL 06 145' - 0"
- LEVEL 05 135' - 5"
- LEVEL 04 125' - 10"
- LEVEL 03 116' - 3"
- LEVEL 02 105' - 7"
- LEVEL 01 92' - 1"



North Elevation



West Elevation

- ROOF 165' - 7"
- LEVEL 07 154' - 7"
- LEVEL 06 145' - 0"
- LEVEL 05 135' - 5"
- 64' - 5"
- LEVEL 04 125' - 10"
- LEVEL 03 116' - 3"
- LEVEL 02 105' - 7"
- AVE GRADE 99' - 8 3/4"
- LEVEL 01 92' - 1"

# OPTION 3

(Code-complying & Preferred Option)

**Pros:**

The building is placed along 12th Avenue and E Alder Street to define and reinforce urban edge.

The building base is expressed as a high space with a change in a greater level of transparency to enhance the pedestrian experience.

The courtyard opens to the west to break up massing along west facade to respond to building modulation in multifamily zone, and provide open space and daylight to residential units.

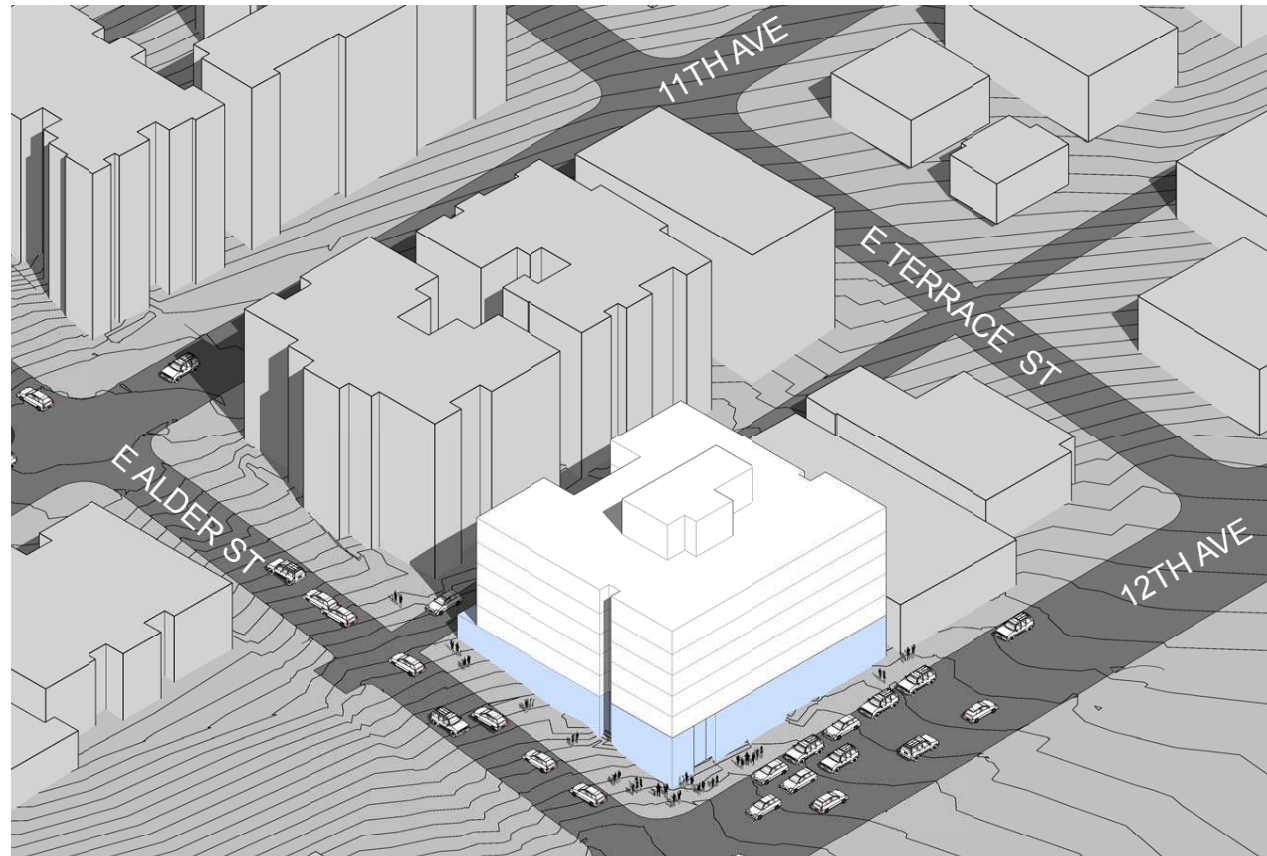
The 2 vertical slots at South and North of building reinforce the 12th Avenue facade and address the building southeast corner, as well as provide daylight at ends of corridors for residents.

**Cons:**

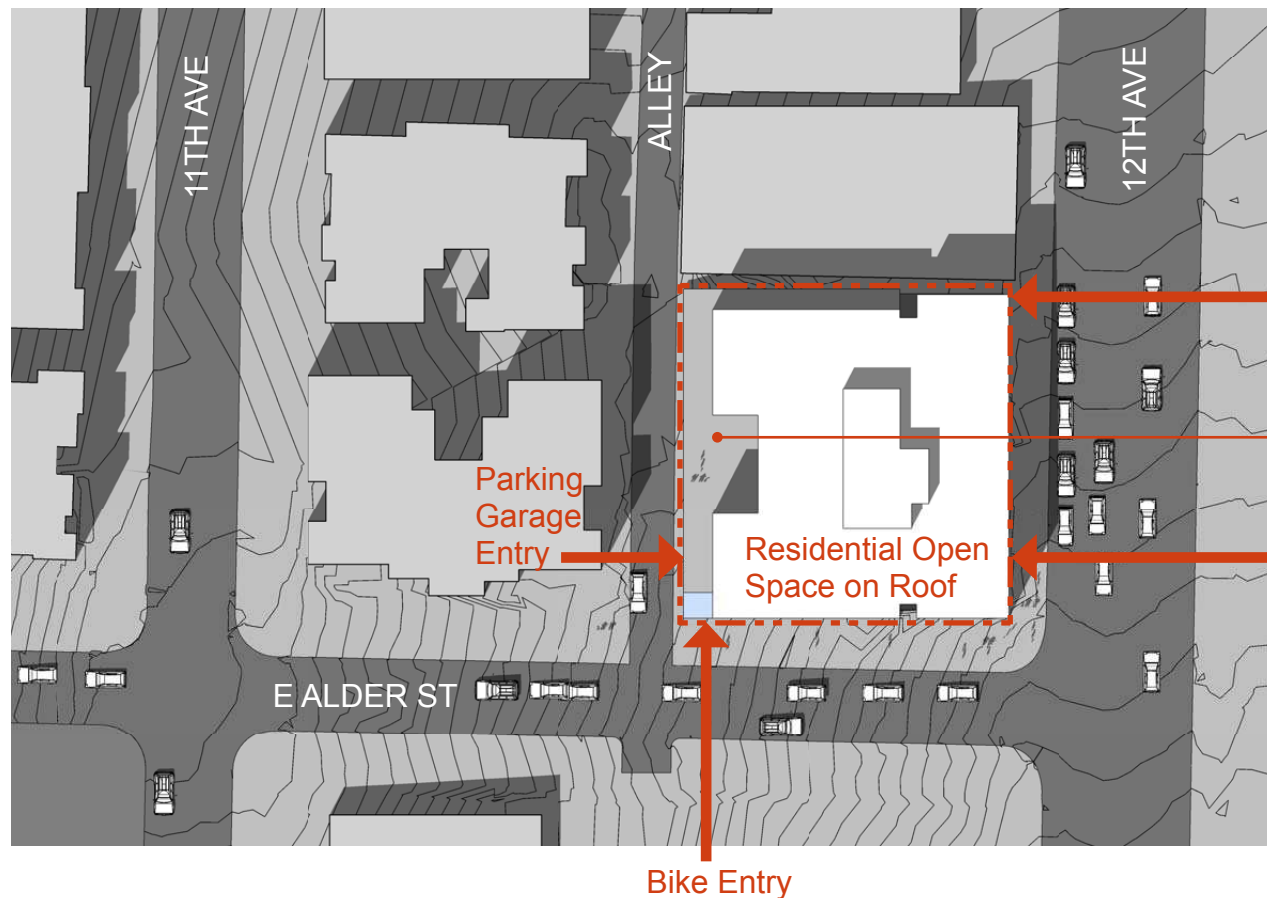
Less building area at residential floors due to recess at the vertical slots.

**Departures:**

None

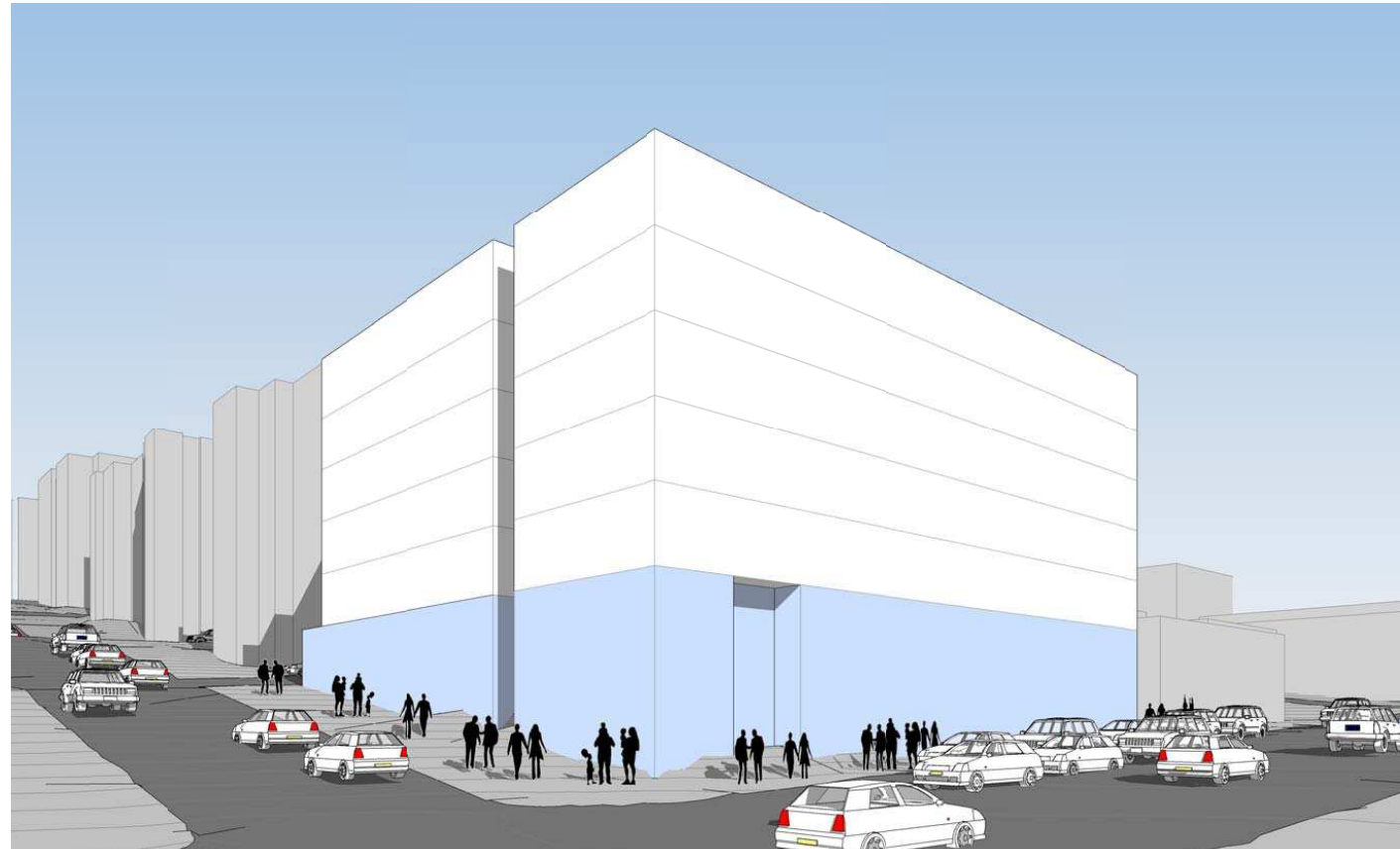


Residential Use  
 Commercial & Residential Amenity Space  
 Parking Garage  
 Aerial View from Southeast

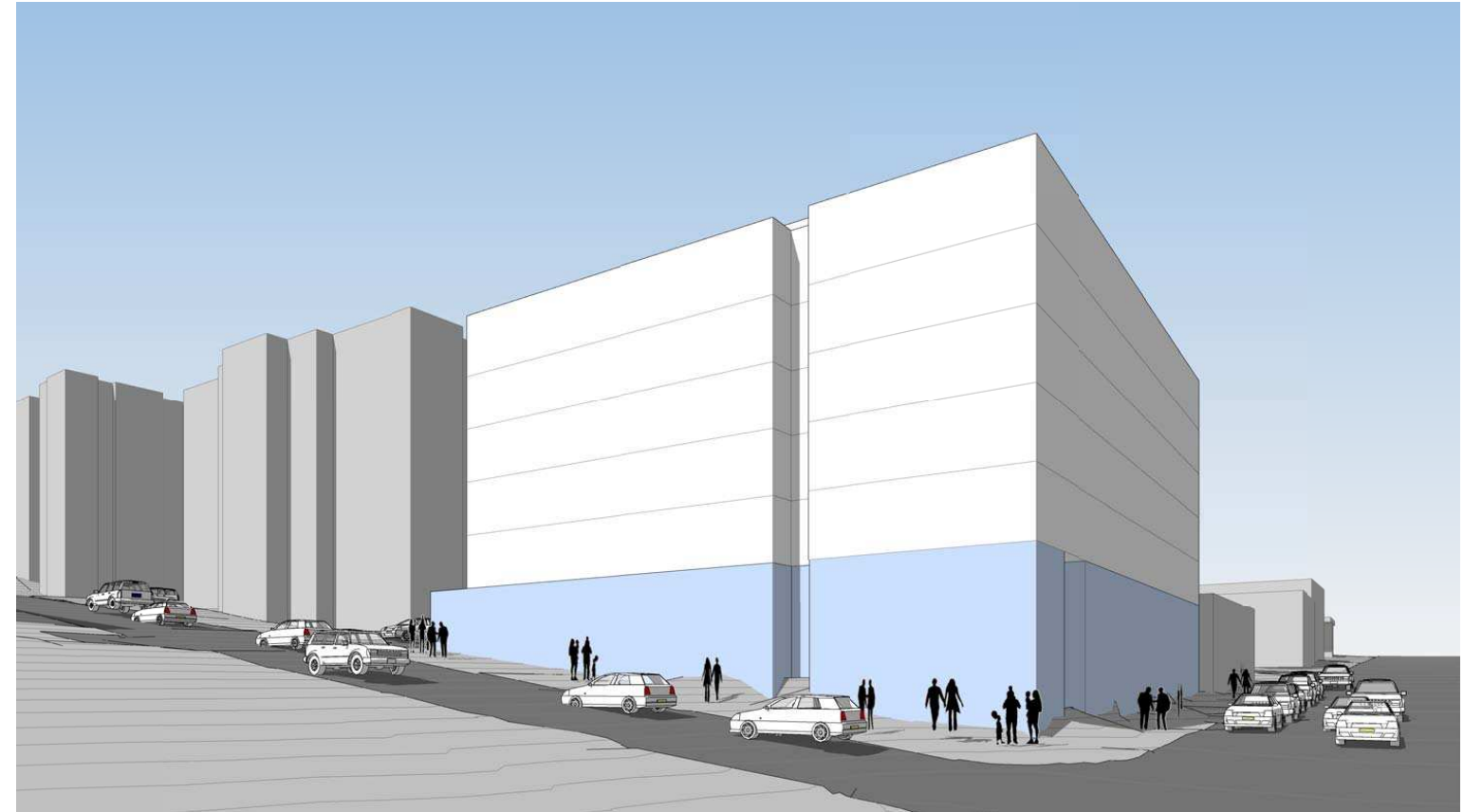


Secondary Bike Entry  
 Courtyard (35' x 16')  
 Residential & Commercial Entry  
 Site Plan View

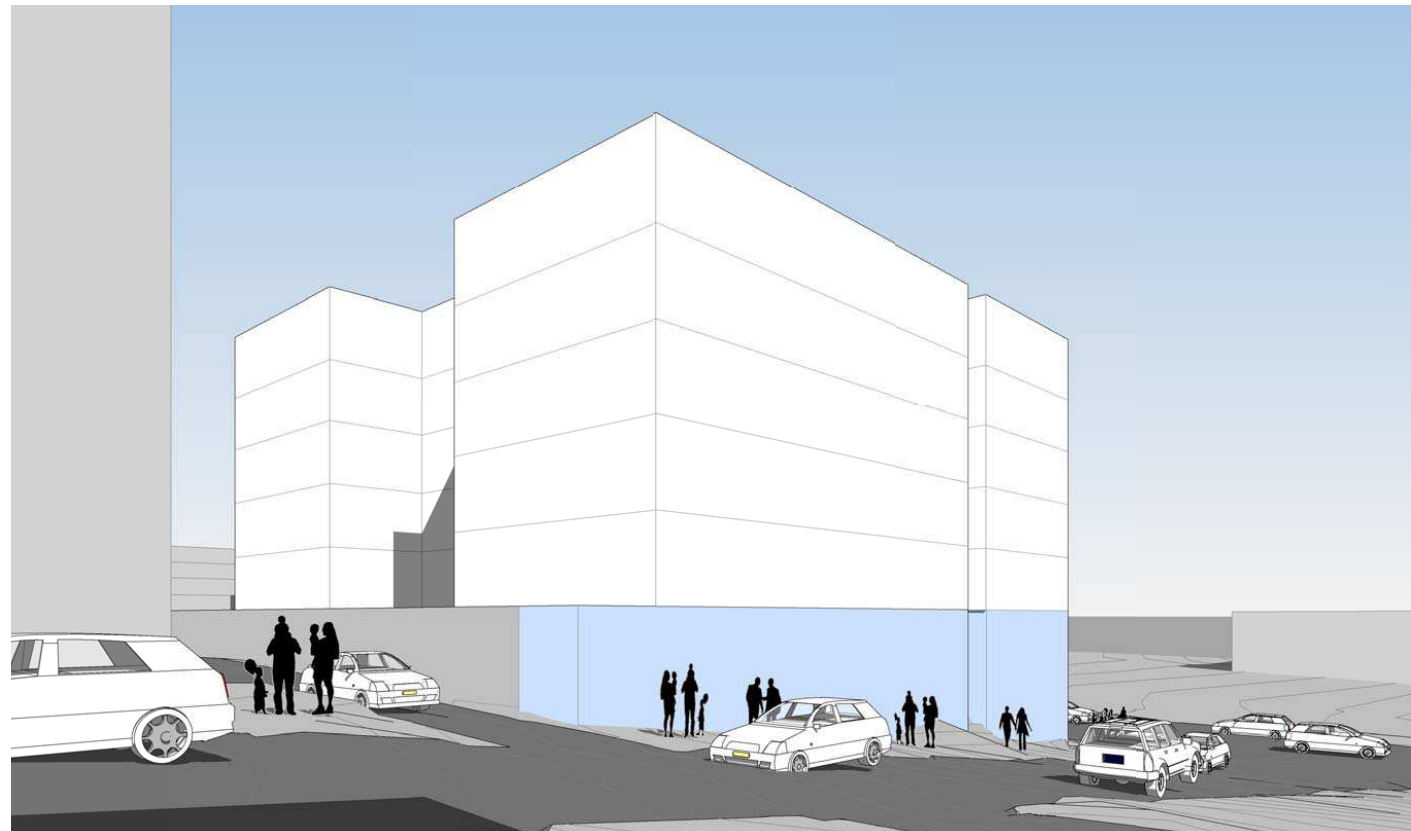
Bike Entry






Street Level View 1 from Southeast



Street Level View 2 from Southeast

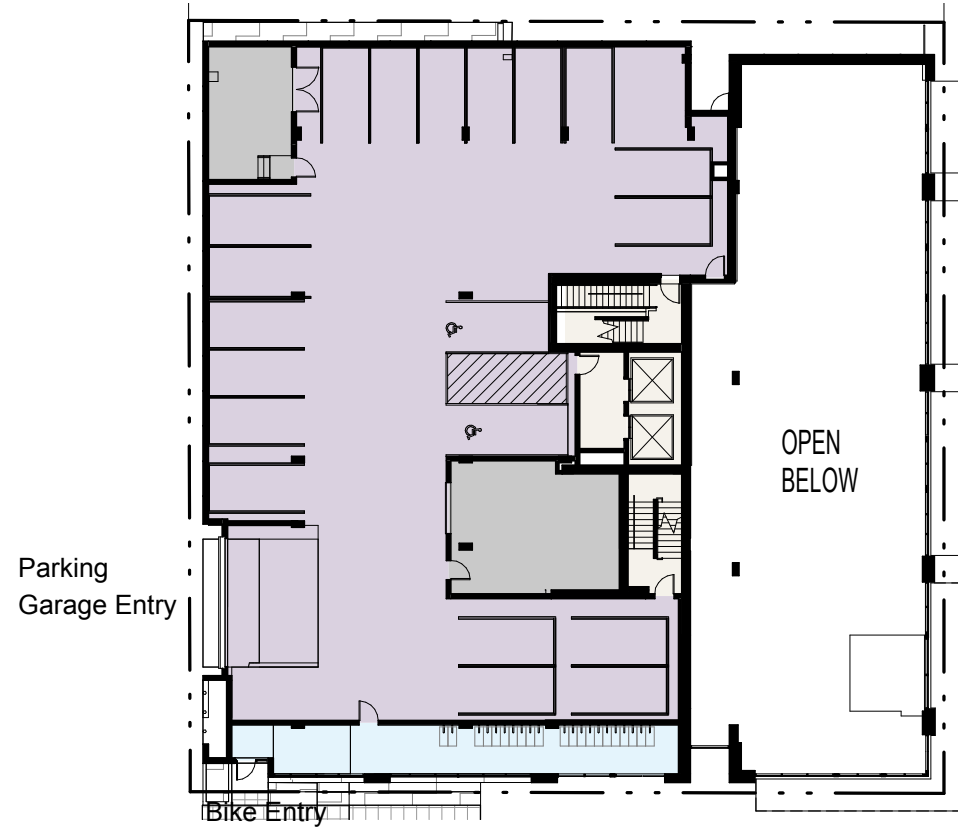


Street Level View from Southwest

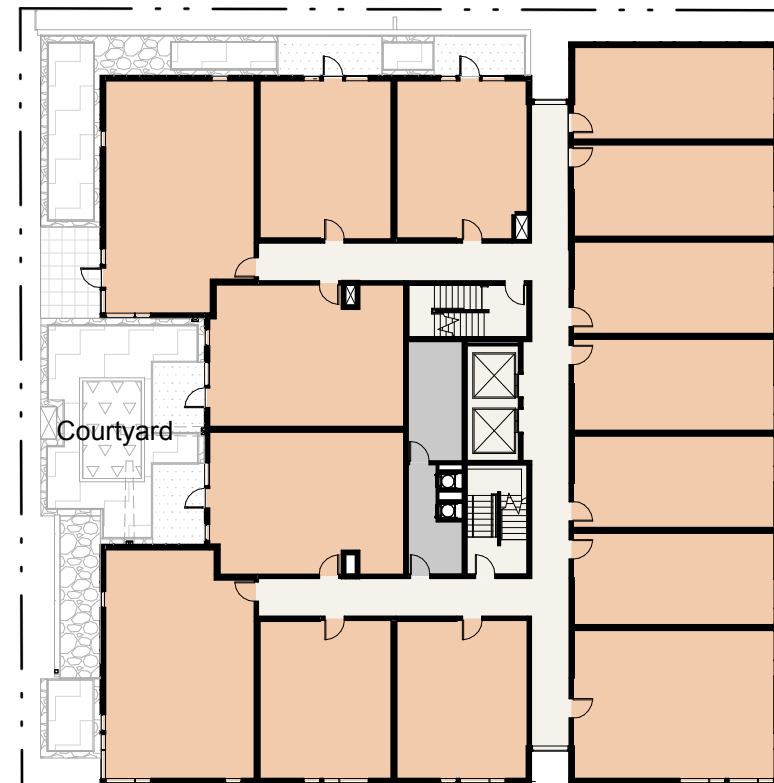
-  Residential Use
-  Commercial & Residential Amenity Space
-  Parking Garage

# OPTION 3

# OPTION 3



Level 2 Floor Plan



Level 3-7 Floor Plan

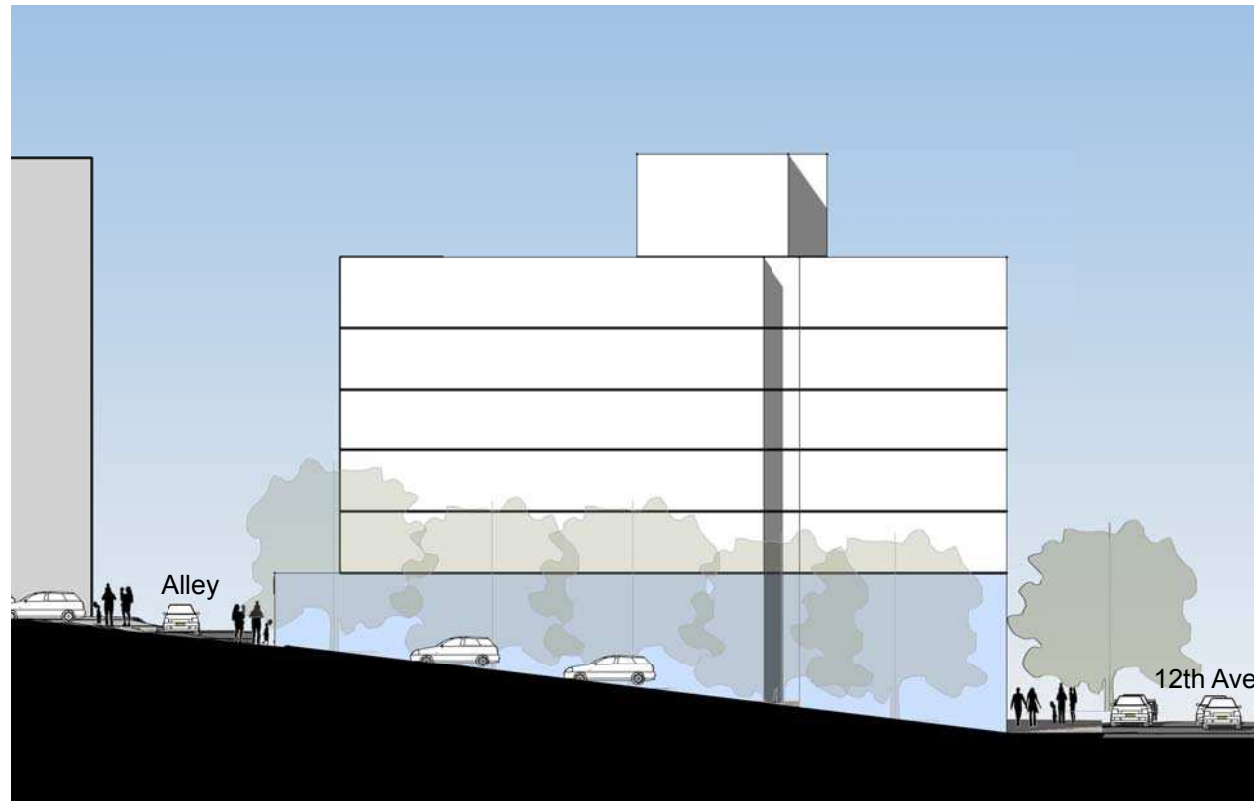


Level 1 Floor Plan

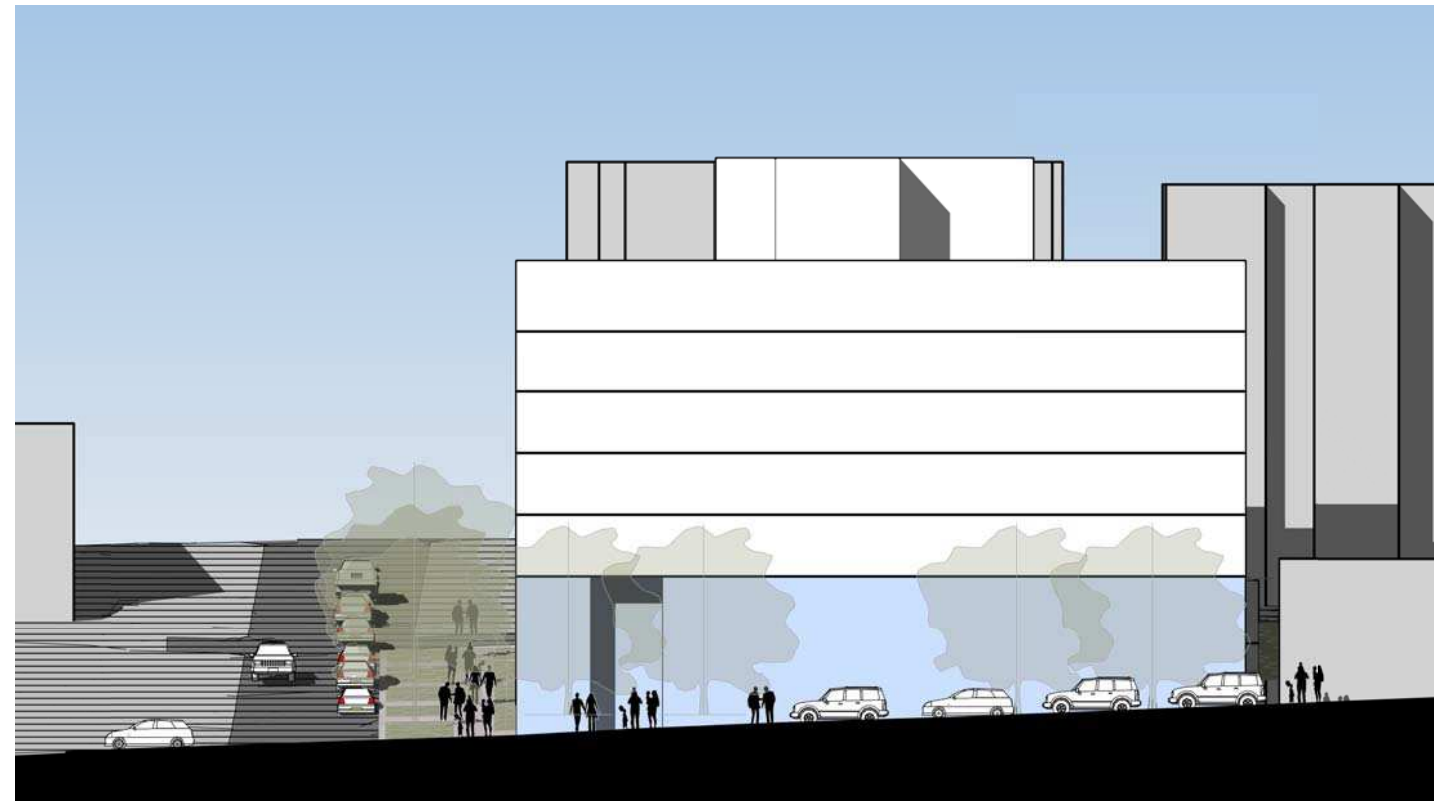
- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

1" = 30' - 0" 0 15' 30'

# OPTION 3

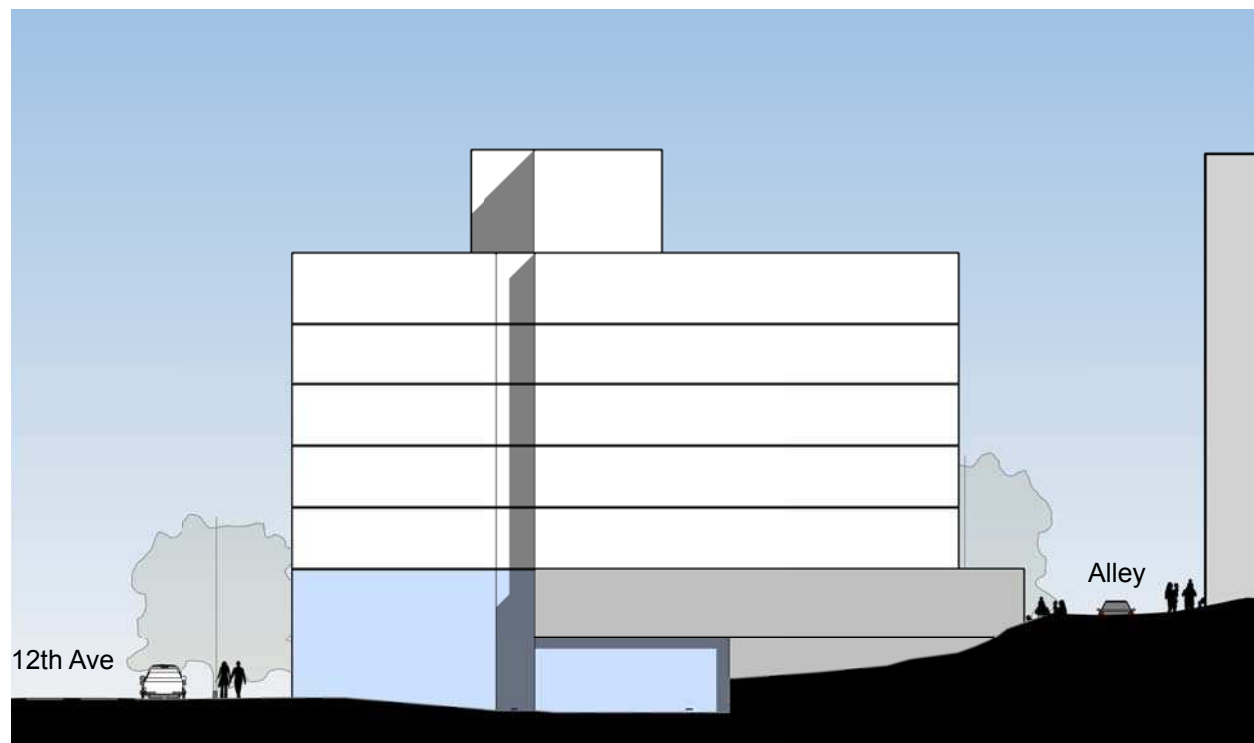


South Elevation

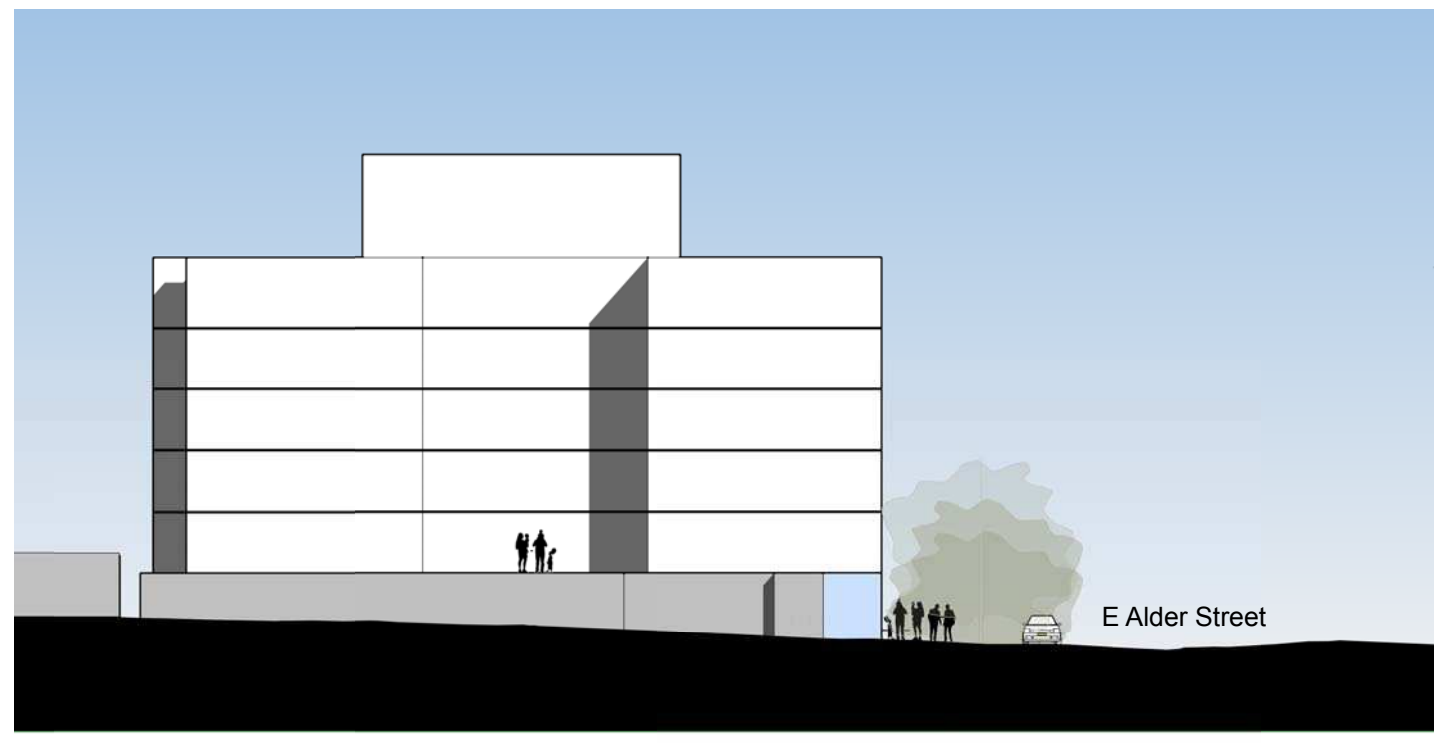


East Elevation

- ROOF 165' - 7"
- LEVEL 07 154' - 7"
- LEVEL 06 145' - 0"
- LEVEL 05 135' - 5"
- LEVEL 04 125' - 10"
- LEVEL 03 116' - 3"
- LEVEL 02 105' - 7"
- LEVEL 01 92' - 1"



North Elevation



West Elevation

- ROOF 165' - 7"
- LEVEL 07 154' - 7"
- LEVEL 06 145' - 0"
- LEVEL 05 135' - 5"
- LEVEL 04 125' - 10"
- LEVEL 03 116' - 3"
- LEVEL 02 105' - 7"
- AVE GRADE 99' - 8 3/4"
- LEVEL 01 92' - 1"

# OPTION 3

(Preferred Option)

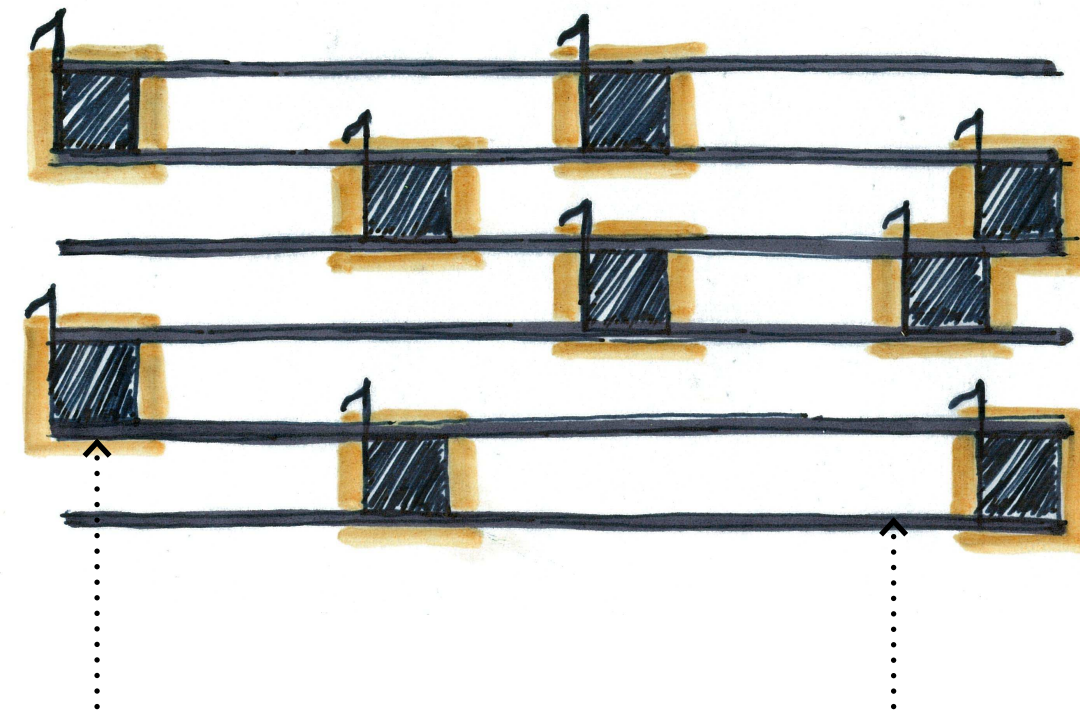
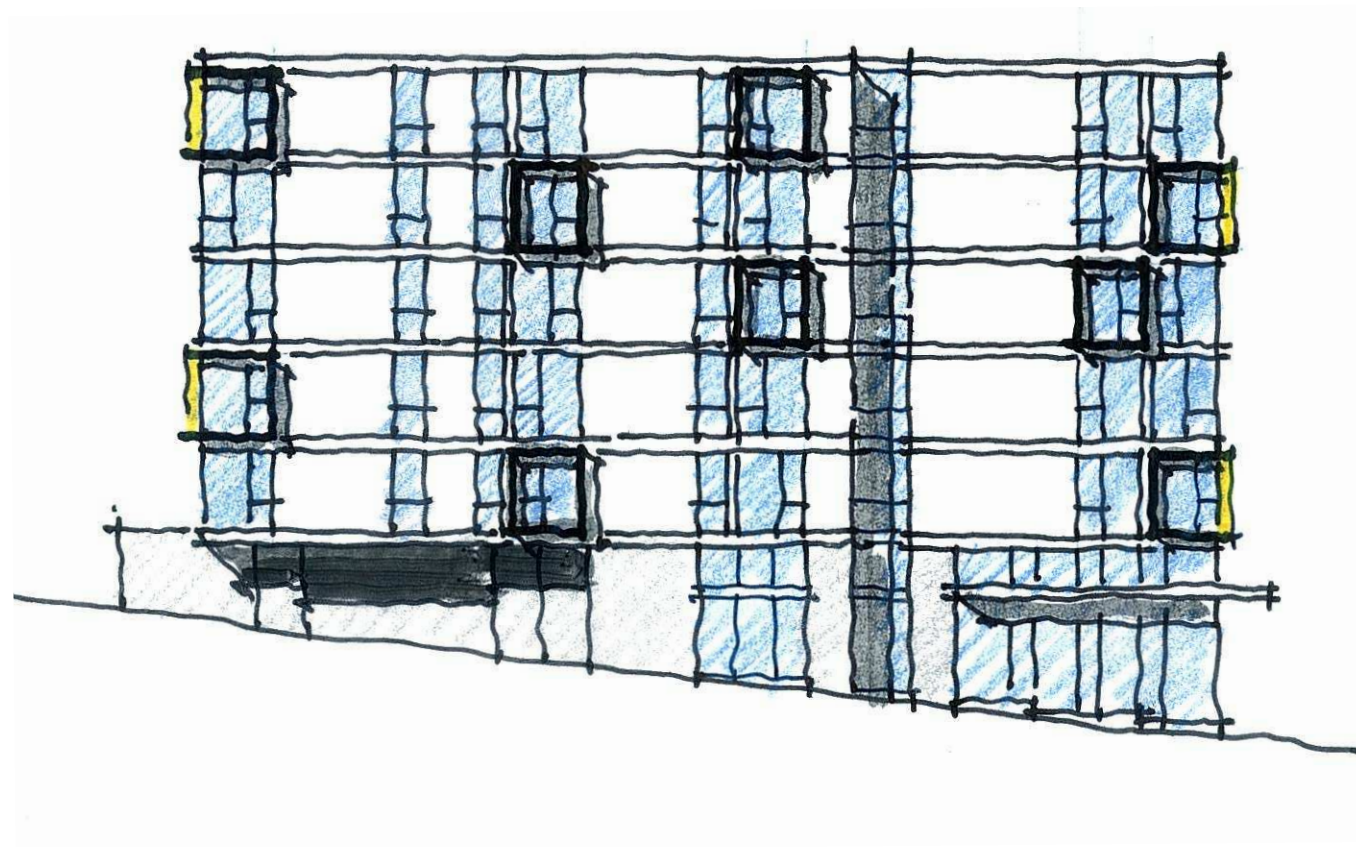


Concept Perspective Sketch at 12th Avenue & East Alder Street

# OPTION 3

(Preferred Option)

## DEC·I·BEL INTENSITY OF SOUND



**The Notes [Emphasized Moments];**

Highlighted moments that emphasize experiences in the interior. These moments will have a random / free feeling but create an overall harmony shown through interior architecture, color, and material.

**The Staff [Organizing Element];**

The overall space that creates a simple, organizing element for the notes to appear on. This will have an overall timeless, steady, and simple quality.

Facade design concept - "music notes"

# OPTION 3

(Preferred Option)

## Strong Street Edge & Presence

Simplicity of form

Articulate individual units

## Create a dynamic street level

### Presence

Open concept for street level space -

Blending retail & residential amenities

## Contribute to the urban fabric & identity of 12th Avenue

Facade design concept -

Abstract "music notes"



Concept Perspective Study View 1 at 12th Avenue & East Alder Street



Concept Perspective Study View 2 at 12th Avenue & East Alder Street



Concept Perspective Study View 3 at East Alder Street & Alley



Concept Perspective Study View 4 at Street Level Open Space



# OPTION 3

(Preferred Option)

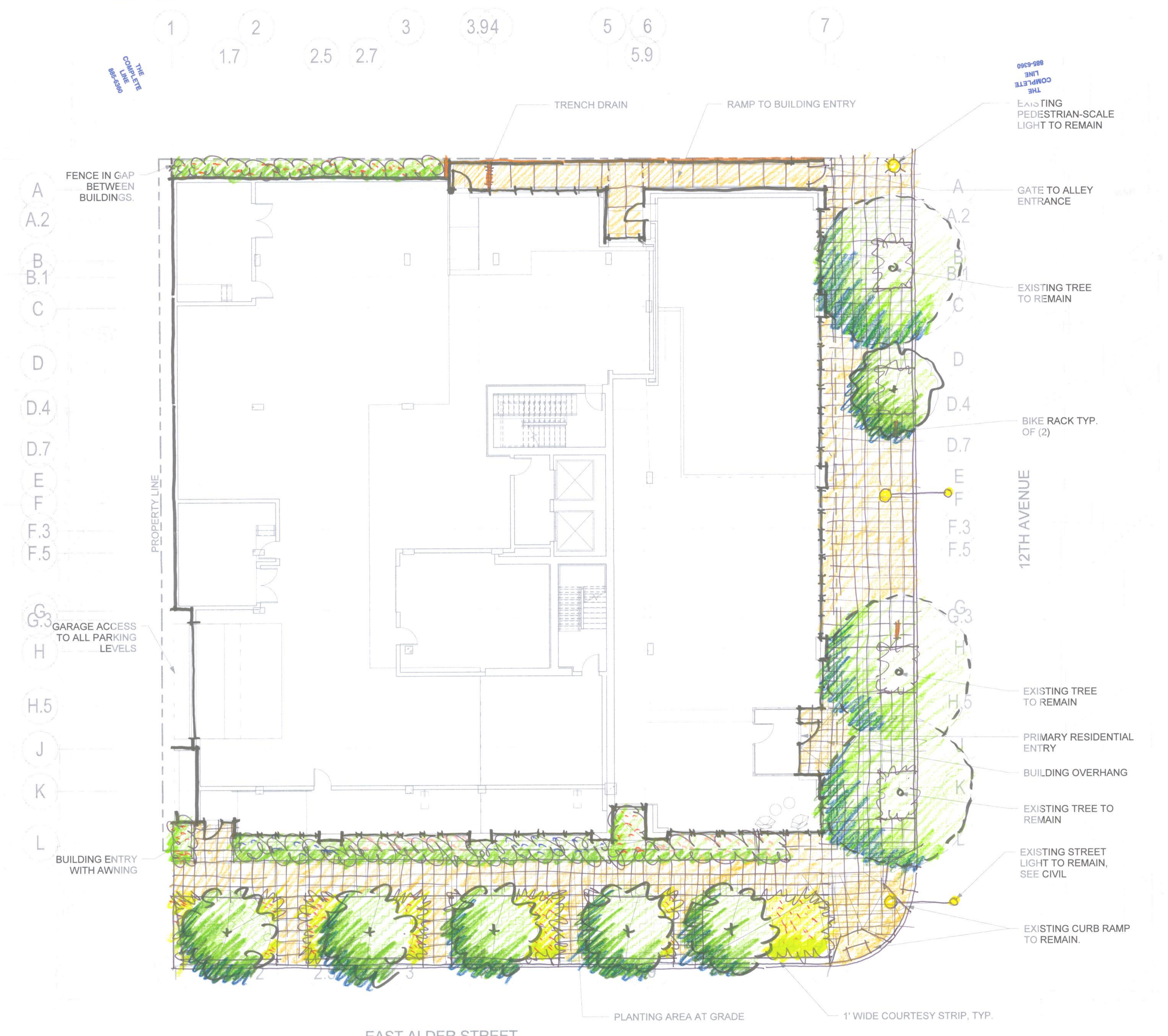


Concept Perspective Sketch at 12th Avenue & East Alder Street

PLANTING AREA AT GRADE. IN R.O.W., AMEND SOIL PER CITY OF SEATTLE STANDARDS. ON PROPERTY, PROVIDE A MINIMUM OF 18" TOPSOIL AT ALL PLANTED AREAS AND 30" DEPTH FOR A 6' Ø AT ALL TREE PLANTINGS.

3. SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LINES, POLES, METERS, AND STRUCTURES LOCATED IN THE R.O.W.

1' WIDE C.I.P. CONCRETE COURTESY STRIP



KEYMAP:

NO. DATE REVISION

PROJECT DIRECTOR

PROJECT MANAGER

PROJECT DESIGNER

PROJECT ARCHITECT

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL



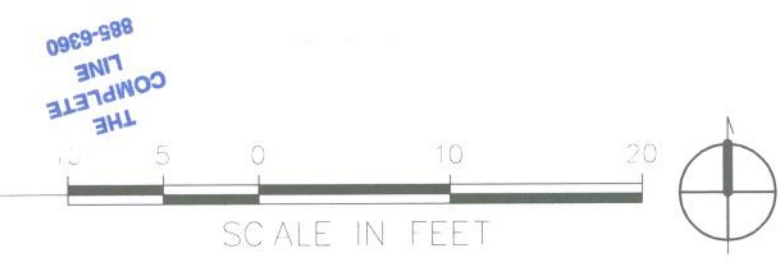
STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
*Kris R. Snider*  
KRIS R. SNIDER  
CERTIFICATE NO. 463

TITLE  
**MATERIALS PLAN - AT GRADE**

PROJECT NO.  
13283  
DATE  
MARCH 7, 2014






SHEET NUMBER  
**L1.00**  
SCHEMATIC DESIGN  
© 2014 MITHUN, INC.

ORIGINAL SHEET SIZE 30" x 42"



THE COMPLETE LINE 885-6360

THE COMPLETE LINE 885-6360

-  TYPE I PRECAST CONCRETE PAVERS ON PEDESTAL SYSTEM
-  PLANTING AREA ON STRUCTURE. 2" DEPTH MULCH, 12" MIN DEPTH OF PLANTING SOIL, REMAINDER OF DEPTH SHALL BE HIGH-COMPRESSION STRENGTH FOAM BUILD-UP WITH DRAINAGE ASSEMBLY. PROVIDE CLEANOUTS AT DRAINS
-  BIORETENTION PLANTER PER COS STANDARDS. 12" DEPTH OF DRAIN ROCK, 18" DEPTH OF BIORETENTION SOIL, 6" PONDING DEPTH AND 6" FREEBOARD.
-  4" DEPTH GRAVEL SURFACING
-  C.I.P. CONCRETE WALL

- LANDSCAPE NOTES:
2. ALL SIDEWALKS TO BE CITY OF SEATTLE STANDARD SIDEWALK UNLESS NOTED OTHERWISE.
  3. SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LINES, POLES, METERS, AND STRUCTURES LOCATED IN THE R.O.W.



KEYMAP:

NO.	DATE	REVISION

PROJECT DIRECTOR  
PROJECT MANAGER  
PROJECT DESIGNER  
PROJECT ARCHITECT  
PROJECT TEAM MEMBERS  
CHECK  
ARCHITECT SEAL



TITLE  
**MATERIALS PLAN - LEVEL 03**

PROJECT NO.  
13283  
DATE  
MARCH 7, 2014






SHEET NUMBER  
**L1.01**  
SCHEMATIC DESIGN  
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ORIGINAL SHEET SIZE 30" x 42"



1 MATERIALS PLAN - LEVEL 03

Lycium barbarum	Goji Berry	36" O.C.	#1 POT	NATURAL
Actinidia arguta 'Annanasnaja' - FEMALE	Annanasnaja Kiwi Fruit - FEMALE	36" O.C.	#1 POT	NATURAL
Actinidia arguta 'Annanasnaja' - MALE	Annanasnaja Kiwi Fruit - MALE	36" O.C.	#1 POT	NATURAL
Humulus lupulus 'Aureus'	Golden Hops	36" O.C.	#1 POT	NATURAL
Lonicera caerulea edulis 'Blue Pacific'	Blue Pacific Blue Honesuckle	36" O.C.	24" MIN. HT, #3 POT MIN	NATURAL
Lonicera caerulea edulis 'Blue Velvet'	Blue Velvet Blue Honesuckle	36" O.C.	24" MIN. HT, #3 POT MIN	NATURAL

-  SITE FURNISHINGS - OWNER FURNISHED, CONTRACTOR INSTALLED
-  BARBEQUE - OWNER FURNISHED, CONTRACTOR INSTALLED, PROVIDE GAS SERVICE PLUMBING TO BBQS, WHERE SHOWN
-  EPOXY-COATED REBAR 'BEAN POLES' FOR HOPS AND ESPALIED FRUIT
-  BARRIER RAIL WITH GATE
-  ALUMINUM EDGING

### NOTES

- SEE SHEET L1.01 FOR PLANT SCHEDULE AND LANDSCAPE NOTES.
- ALL SIDEWALKS TO BE CITY OF SEATTLE STANDARD SIDEWALK UNLESS NOTED OTHERWISE.
- SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LINES, POLES, METERS, AND STRUCTURES LOCATED IN THE R.O.W.



KEYMAP

NO. DATE REVISION

PROJECT DIRECTOR

PROJECT MANAGER

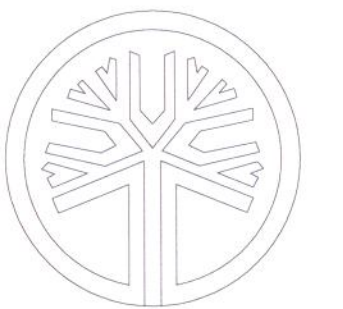
PROJECT DESIGNER

PROJECT ARCHITECT

PROJECT TEAM MEMBERS

CHECK

ARCHITECT SEAL



STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
*Kris R. Snider*  
KRIS R. SNIDER  
CERTIFICATE NO. 463

### TITLE MATERIALS PLAN - ROOF LEVEL

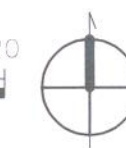
PROJECT NO.  
13283

DATE  
MARCH 7, 2014

SHEET NUMBER

## L1.02

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ORIGINAL SHEET SIZE 30" x 42"